

**Peebles**  
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**Offers Over £325,000**

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**45 Waverley Mills, Innerleithen, EH44 6RH**





Modern detached villa forming part of a highly desirable residential development within the popular town of Innerleithen. The stylish interior is presented in immaculate decorative order throughout benefiting from many recent upgrades, including the contemporary dining kitchen and bathrooms, and a flexible layout which extends to 105m<sup>2</sup>. The garden wraps around the property incorporating a mono-blocked driveway to the front, large storage shed / workshop to the side and a fully enclosed south facing garden to the rear.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Large, bright living room with patio doors to the rear garden
- \* Open-plan dining kitchen, recently installed and including integrated fridge freezer, microwave, oven, hob and extractor hood
- \* Large utility room
- \* Cloakroom

### FIRST FLOOR

- \* Upper landing
- \* Master bedroom with en-suite shower room
- \* Two further double bedrooms with fitted wardrobes
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Wraparound garden, predominantly laid to lawn to the rear and enjoying a sunny aspect
- \* Mono-blocked driveway
- \* Additional resident's parking

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Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft

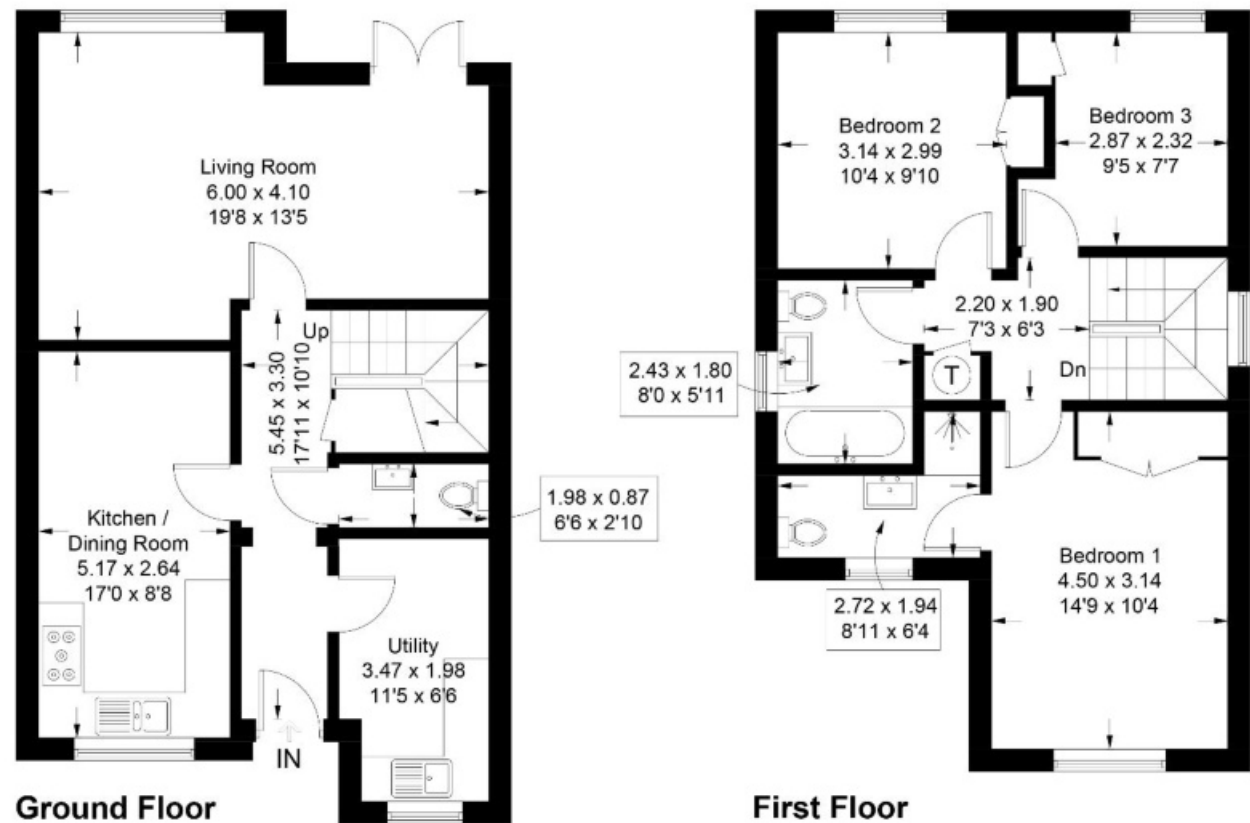


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065869)

### Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket, bank and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

C.

### Council Tax

Band E.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.