

**Peebles**

Call 01721 723999

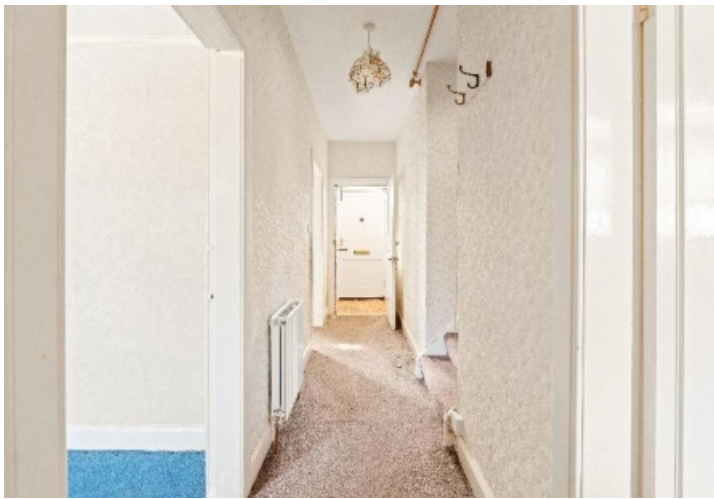
**Offers Over £190,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**35 Miller Street, Innerleithen, EH44 6QR**



Traditional double upper flat offering, generously proportioned accommodation arranged over two floors with exceptional far reaching views whilst enjoying a conveniently central location. Internally the property offers excellent potential for upgrading and modernisation and externally benefits from a large garden with a southerly aspect, and timber garage. Situated within easy reach of all local amenities including world-class mountain biking trails.

## Accommodation

### FIRST FLOOR

- \* Vestibule
- \* Hallway
- \* Living room
- \* Kitchen
- \* Dining room / third double bedroom
- \* Cloakroom

### ATTIC FLOOR

- \* Upper landing
- \* Shower room
- \* Two spacious double bedrooms

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Timber garage
- \* Private south facing garden

## 35 Miller Street, Innerleithen, EH44 6QR

Approximate Gross Internal Area = 85.7 sq m / 922 sq ft

Garage = 16.4 sq m / 176 sq ft

Total = 102.1 sq m / 1098 sq ft

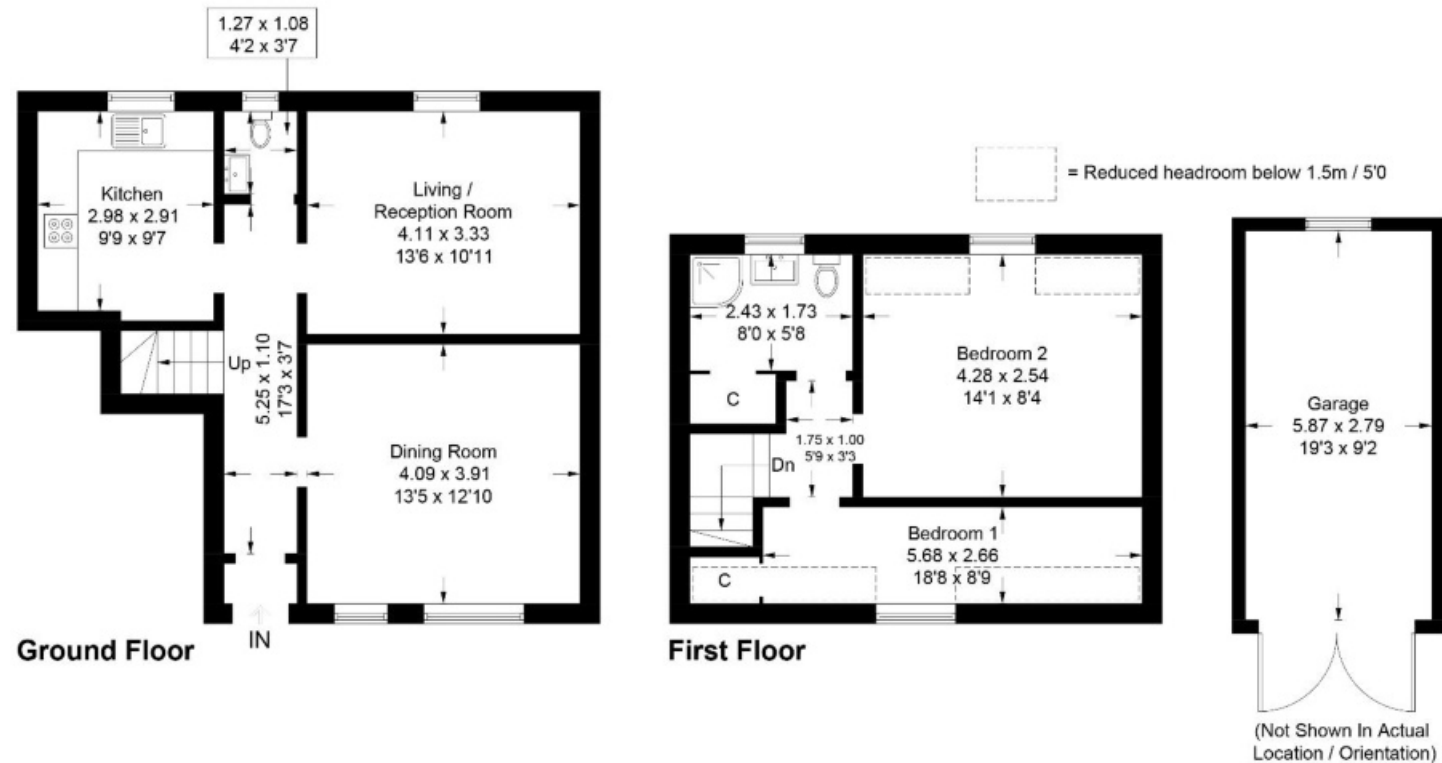


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078980)

### 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

Band D

### Council Tax

Band B

### 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  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

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