

**Peebles**  
Call 01721 723999

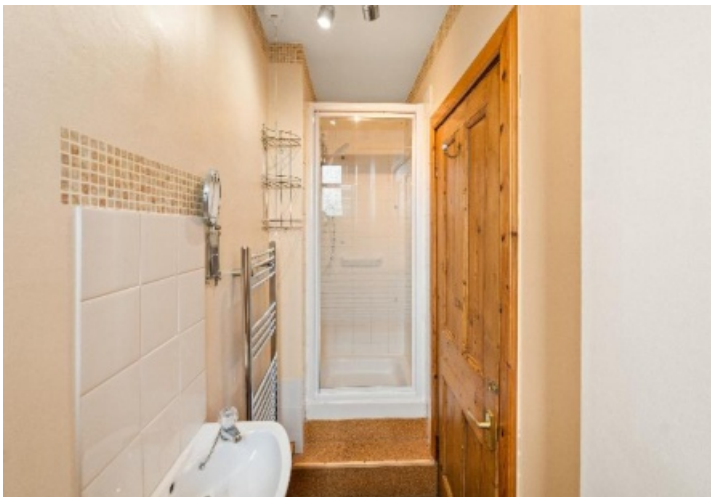
**Offers Over £170,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**49B High Street, Innerleithen, EH44 6HD**



Traditional double upper flat enjoying a central location with a good range of local amenities nearby, including a number of excellent independent shops, cafes, pubs and restaurants. The property is presented in immaculate condition and whilst it would benefit from a degree of modernisation it offers flexible accommodation arranged over two floors, extending to 72m<sup>2</sup>, with excellent views of the surrounding hills, own main door, a beautifully maintained private garden.

## Accommodation

Entrance to the property is through a secure door off the High Street. External stairs at the rear of the property lead to the main door.

### FIRST FLOOR

- \* Hallway
- \* Living room
- \* Dining kitchen
- \* Shower room

### ATTIC FLOOR

- \* Upper landing
- \* Two spacious double bedrooms with fitted wardrobes


### ADDITIONAL INFORMATION

- \* Double glazing
- \* Gas central heating
- \* Private landscaped garden grounds enjoying a sunny aspect

## 49B High Street, Innerleithen, EH44 6HD

Approximate Gross Internal Area = 72.3 sq m / 778 sq ft



 = Reduced headroom below 1.5m / 5'0"

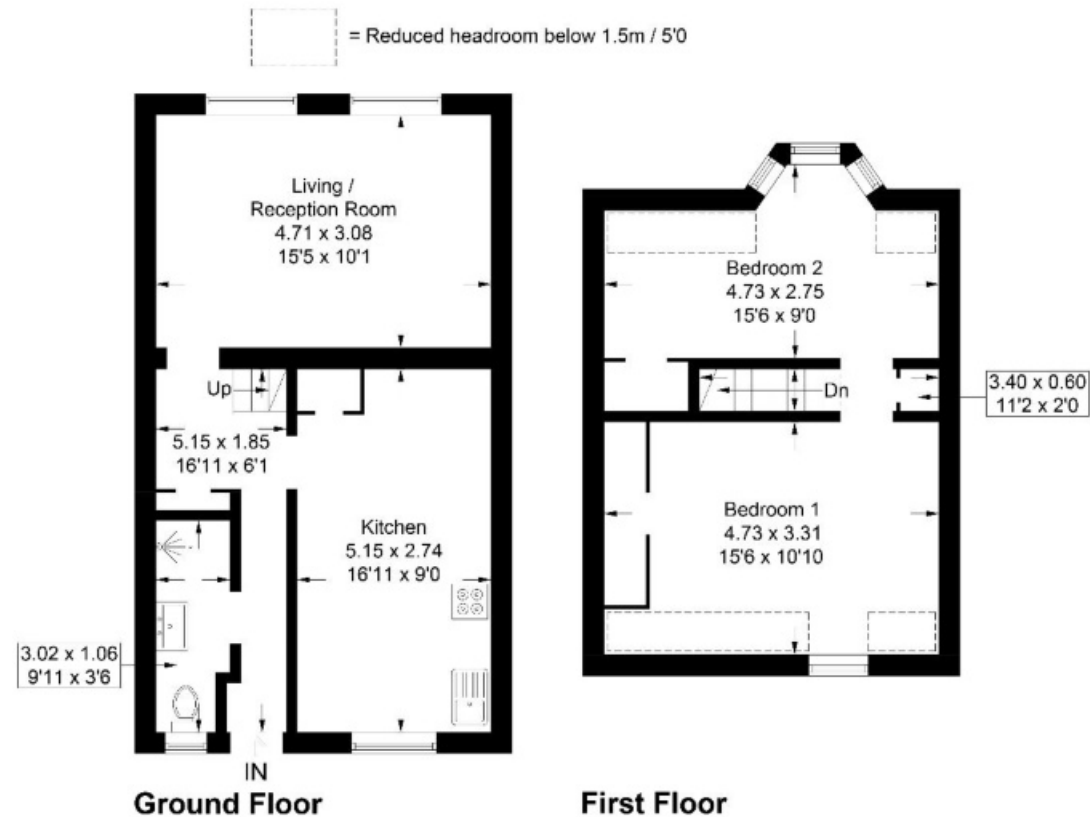


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076270)

### 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 C

### 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

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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.