

**Peebles**  
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**Offers Over £185,000**

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**2 Walker Street, Innerleithen, EH44 6LR**



Well-presented, end-terraced villa occupying a generous corner plot within the highly desirable town of Innerleithen. The property benefits from excellent natural light, generously proportioned rooms and landscaped garden grounds. St Ronan's Primary School, world-class outdoor pursuits & an excellent range of independent shops, pubs & restaurants are close at hand. The garden is designed for ease of maintenance, with off-street parking.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room with dual aspect and feature fire place
- \* Kitchen with a door to the rear

### FIRST FLOOR

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

### ADDITIONAL INFORMATION

- \* Double glazing
- \* Gas central heating
- \* Driveway providing ample parking
- \* Easy to maintain wrap around garden with timber shed

## 2 Walker Street, Innerleithen, EH44 6LR

Approximate Gross Internal Area = 87.4 sq m / 941 sq ft

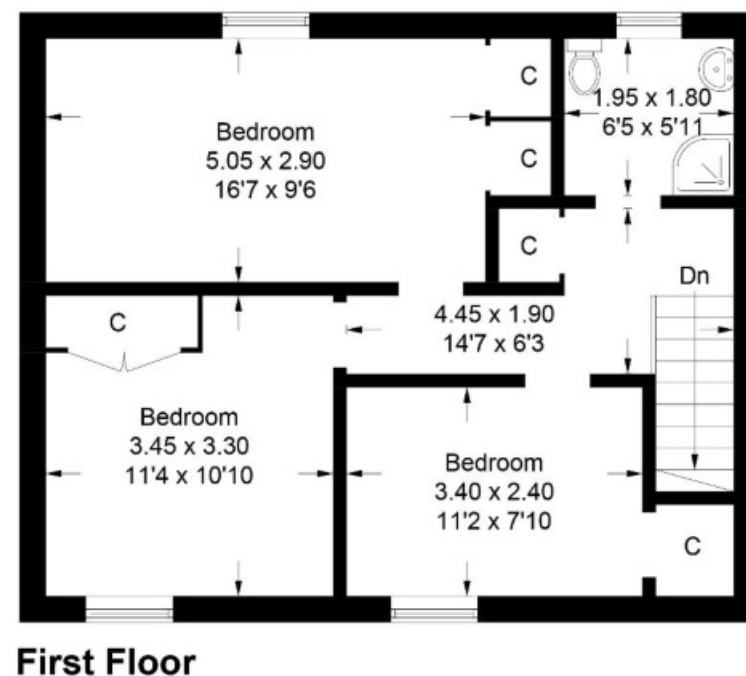
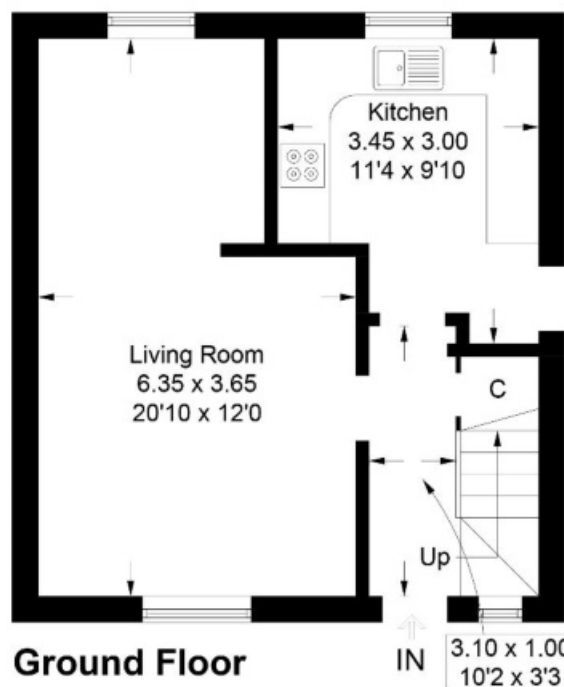


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1093842)

### 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 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  
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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.