

**Peebles**  
Call 01721 723999

**Offers Over £175,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**58 High Street, Innerleithen, EH44 6HF**



A traditional main door, stone-built, mid-terraced villa enjoying a central location on the High Street. Whilst the property would benefit from a degree of modernisation it offers a pleasing juxtaposition of rooms extending to 110m<sup>2</sup> or thereby. There are views of the surrounding hills and countryside from every aspect whilst being conveniently placed for access to worldclass mountain biking trails and other popular outdoor pursuits.

## Accommodation

### GROUND FLOOR

- \* HALLWAY
- \* Large utility room / bike room with cupboard off

### FIRST FLOOR

- \* Upper landing
- \* Open plan kitchen / dining / living room
- \* Double bedroom with fitted wardrobes
- \* Further double bedroom with study off / dressing room
- \* Wet room
- \* Bathroom with over-bath shower

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Some remedial works are required, as noted in the Home Report, which is reflected in the valuation, interested parties should satisfy themselves on these points prior to submitting any offer.\*

## 58 High Street, Innerleithen, EH44 6HF

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1079564)

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

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.