

Peebles
Call 01721 723999

Offers Over £115,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15A Miller Street, Innerleithen, EH44 6QR



A superb first floor flat, with own main door entrance, located on a traditional street just a stone's throw from the town centre. Offering spacious and bright living accommodation with an internal footprint extending to 43m² or thereby. Externally there is a good sized, private garden, mainly laid to lawn, with timber shed / summer house. Conveniently located near to world-class mountain biking trails, and other popular outdoor pursuits as well as a superb range of independent shops, cafés and restaurants.

Accommodation

FIRST FLOOR

- * Hallway
- * Living room with wall press
- * Kitchen
- * Spacious double bedroom
- * Shower room

ATTIC

- * Accessed from the hallway via a Ramsay ladder, with lighting and fully floored. Potential to convert (STC)

ADDITIONAL INFORMATION

- * Private garden, fully enclosed and laid to lawn, with timber shed / summer house set to the rear of the property
- * External store
- * Gas central heating
- * Double glazing
- * On-street parking

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Approximate Gross Internal Area = 70.4 sq m / 758 sq ft
 External Store = 0.9 sq m / 10 sq ft
 Total = 71.3 sq m / 768 sq ft

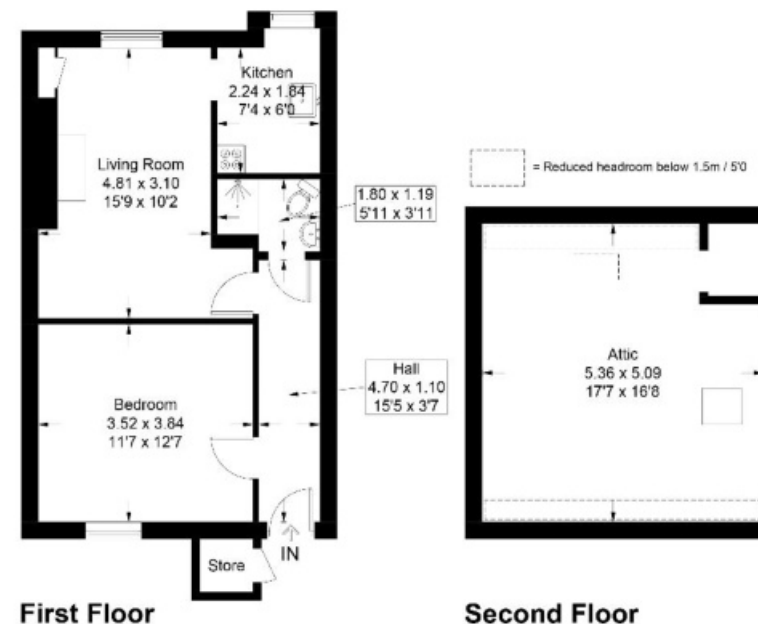


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1112743)

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, fridge, freezer, washing machine 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 A

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

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Peebles, EH45 8RX
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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.