

Peebles

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Offers Over £650,000

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The Dykes, Leithen Road, Innerleithen, EH44 6NH



Detached bungalow, situated in the heart of the beautiful Tweed Valley, recently upgraded and modernised in its entirety, including an integral self-contained annex designed for multi-generational living, with double bedroom, open-plan living/ dining /kitchen area and shower room, currently run as a successful licensed holiday let. Internally the property extends to 239m² offering a flexible layout and a pleasing juxtaposition of rooms. Externally the property benefits from a private and peaceful setting, a beautiful, professionally landscaped walled wraparound garden, spacious driveway and detached triple garage, situated just a short walk from the thriving town centre. We anticipate a high level of enquiries and as such early viewing is highly recommended.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Living room
- * Dining room with French doors opening out to the rear garden patio
- * Breakfasting kitchen with integrated appliances
- * Utility room
- * Master bedroom, fitted wardrobes & en-suite shower room
- * Two further double bedrooms with en-suite shower rooms
- * Bedroom 4 / office
- * Bathroom

ANNEX

- * Hallway
- * Kitchen / living room with French doors to the pet-secure enclosed annex garden grounds
- * Bedroom 5 / Double bedroom with French doors
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Driveway providing ample parking for multiple vehicles
- * Double garage with power and light and adjoining single garage
- * Private walled wraparound garden

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Approximate Gross Internal Area = 182.7 sq m / 1967 sq ft

Annex = 57.9 sq m / 623 sq ft

Outbuilding = 54.5 sq m / 586 sq ft

Total = 297.1 sq m / 3176 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID1107015)

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 C

Council Tax

Band G

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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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.