

**Peebles**

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**Offers Over £60,000**

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**10 Bond Street, Innerleithen, EH44 6HW**



Traditional double upper flatted dwelling conveniently situated a short walk from the thriving town centre which offers an excellent range of local amenities, including many independent pubs, restaurants and shops. The property requires upgrading and modernisation however does benefit from spacious accommodation, a private garden and superb views of the surrounding hills.

## Accommodation

### FIRST FLOOR

- \* Hallway
- \* Living room
- \* Kitchen
- \* Shower room

### ATTIC ROOM

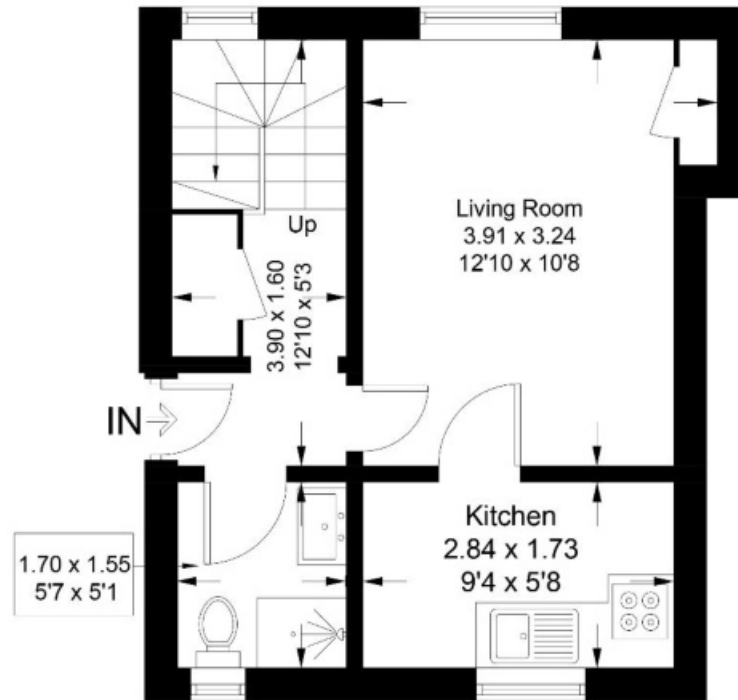
- \* Upper landing
- \* Spacious double bedroom

### ADDITIONAL INFORMATION

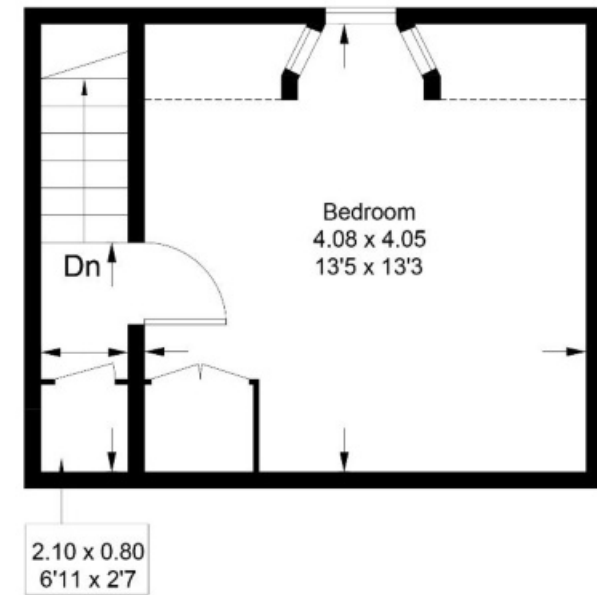
- \* On-street parking
- \* Private garden ground to the rear
- \* Mixture of single and double glazed units

## 10 Bond Street, Innerleithen, EH44 6HW

Approximate Gross Internal Area = 47.3 sq m / 509 sq ft  
(Including Attic Floor)



First Floor



Attic Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1114128)

### 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

Sold as seen. There will be no warranty in respect of the appliances included in the sale.

### Services

Mains gas, electricity, water and drainage.

### EPC

Band G

### 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Full members of:



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.