

Peebles
Call 01721 723999

Offers Over £230,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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58 Horsbrugh Street, Innerleithen, EH44 6LF



Semi-detached villa situated within a highly desirable residential location just a short walk from Innerleithen town centre and St Ronan's Primary School. Occupying a good-sized plot with excellent views of the surrounding countryside and benefiting from a flexible layout and generously proportioned rooms. The property is well positioned for direct access to numerous world-class outdoor pursuits for which the area has become so well renowned. Early viewing is highly recommended.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Dining room / further double bedroom
- * Kitchen with door to the rear
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Three spacious double bedrooms
- * Bathroom

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Timber garage
- * Wraparound garden predominantly laid to lawn

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Approximate Gross Internal Area = 104.0 sq m / 1119 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 117.6 sq m / 1265 sq ft

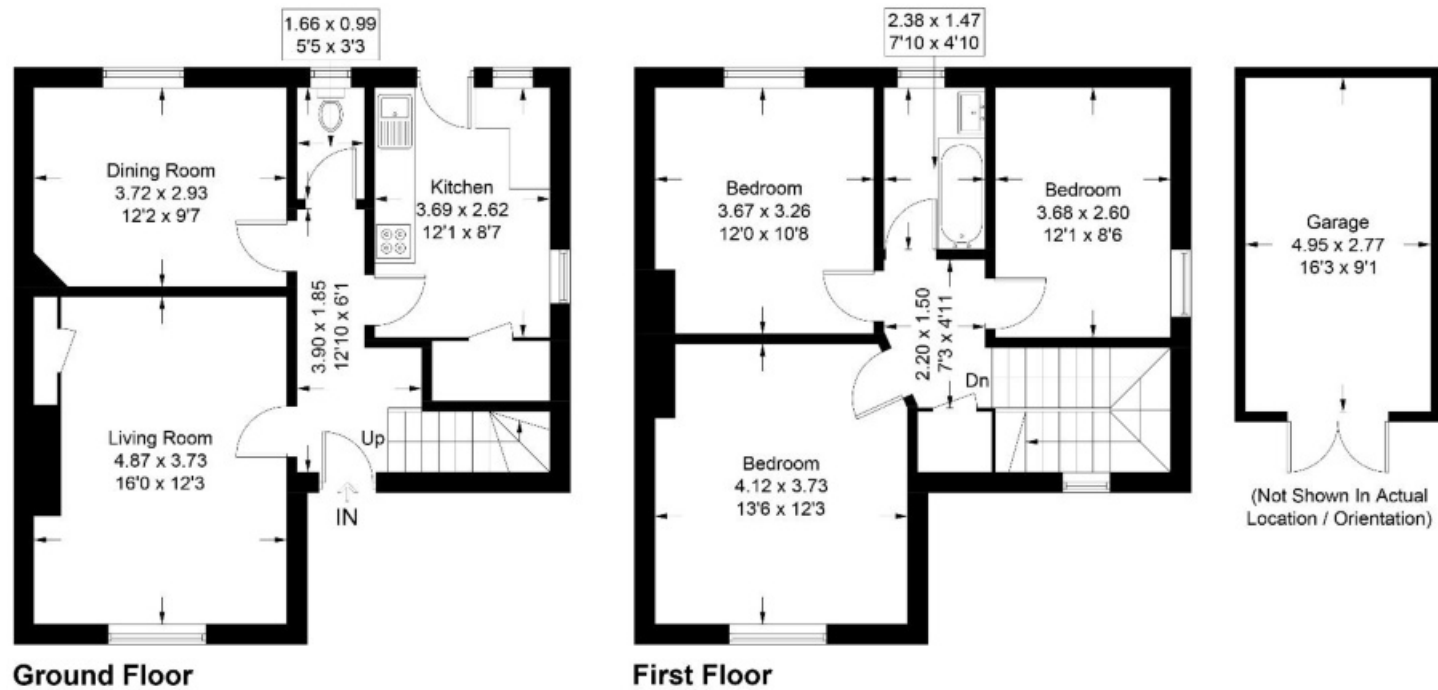


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115597)

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

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Peebles, EH45 8RX
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Opening Hours:
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