

Peebles
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Offers Over £385,000

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5 Waverley Mills, Innerleithen, EH44 6RH



Modern detached villa located in a highly desirable residential development, just a short distance from St Ronan's Primary School, Nursery and full range of local amenities. The property boasts beautifully maintained, spacious, and adaptable living areas, an integral garage, a driveway, and a wraparound garden that enjoys a sunny rear aspect. This quality family home is one you won't want to miss, so early viewing is recommended.

Accommodation

GROUND FLOOR

- * Hallway
- * Bay windowed living room
- * Open plan dining kitchen with French doors opening out to the rear garden patio
- * Utility room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with en-suite shower room
- * Three further bedrooms
- * Family bathroom

ADDITIONAL INFORMATION

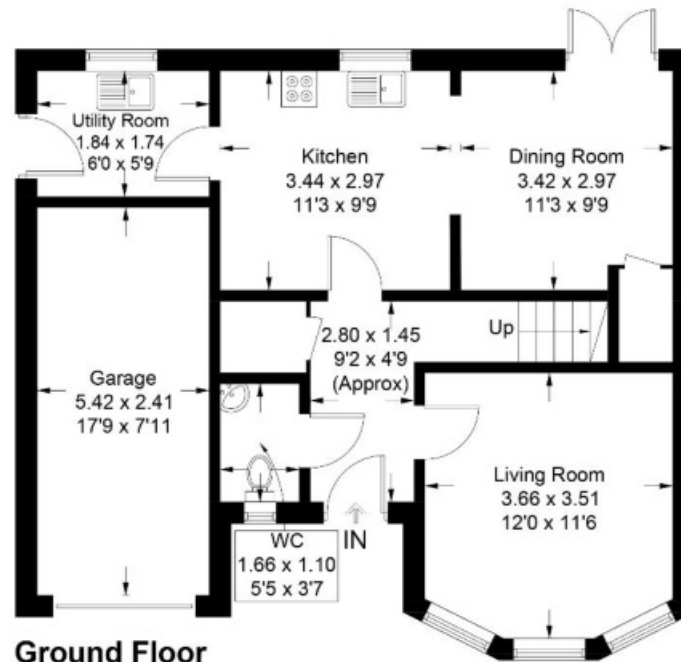
- * Gas central heating
- * Double glazing
- * Garden to the rear, predominantly laid to lawn, incorporating a patio area, enjoying a south westerly aspect
- * Integral garage with up and over door
- * Mono-blocked and paved driveway provide ample parking for multiple vehicles

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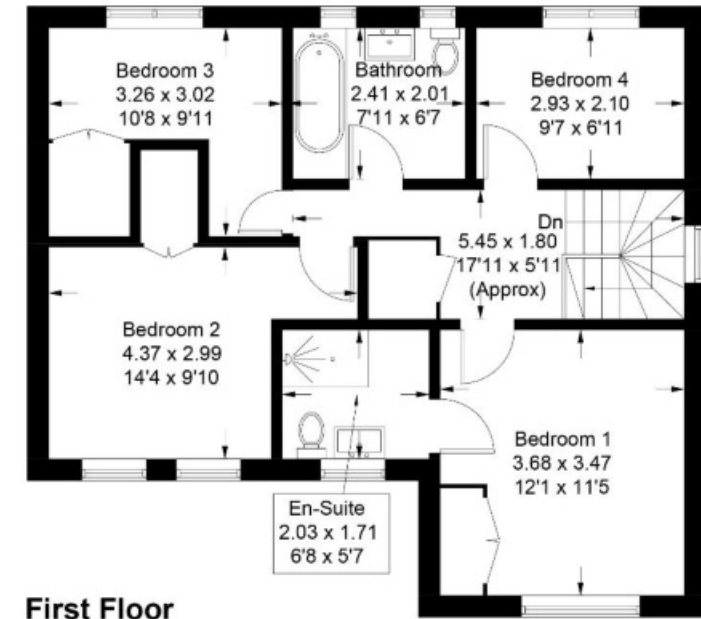
Approximate Gross Internal Area = 108.2 sq m / 1165 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 121.2 sq m / 1305 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115168)

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

C.

Council Tax

Scottish Borders Council Tax Band F.

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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Fax: 01721 723888
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