

**Peebles**

Call 01721 723999

**Offers Over £145,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**73A High Street, Innerleithen, EH44 6HD**





Traditional double upper flat with own main door offering, well proportioned, flexible accommodation (106m<sup>2</sup> or thereby) with excellent scope for modernisation. Externally the property benefits from a large garden, timber garage and off street parking. Conveniently located in a central area, the property is close to a variety of local amenities, including excellent independent shops, cafes, pubs, and restaurants.

## Accommodation

### GROUND FLOOR

- \* Entrance
- \* Hallway

### FIRST FLOOR

- \* Hallway
- \* Living room with dual aspect and feature fire place
- \* Dining kitchen

### SECOND FLOOR

- \* Upper landing
- \* Cloakroom
- \* Two spacious double bedrooms
- \* Bathroom

### ADDITIONAL INFORMATION

- \* Partial gas fired central heating
- \* Double glazing
- \* Private garden ground to the rear
- \* Timber garage

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Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1111397)

### 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

D.

### Council Tax

Scottish Borders 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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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.