

Peebles

Call 01721 723999

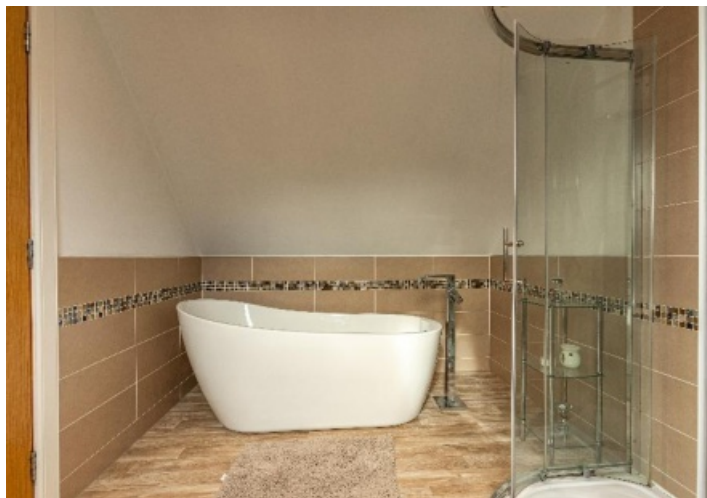
Offers over £430,000

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Braeside, Wells Brae, Innerleithen, EH44 6JE



This charming detached house, originally constructed in 1972, offers an inviting blend of classic architecture and modern updates. Located in the picturesque town of Innerleithen on Wells Brae, the property has been thoughtfully extended to provide spacious and flexible living. The extension is self-contained with own main door as well as being connected to the main house, providing excellent accommodation for family, guests or rental opportunity. The home enjoys a peaceful setting with scenic views of the surrounding countryside, whilst still being conveniently located near local amenities and outdoor activities for which Innerleithen has become so well renowned thanks to its stunning natural landscape and proximity to the Tweed Valley

Accommodation

GROUND FLOOR

- * Hallway
- * Open plan, dual aspect living / dining room
- * Kitchen
- * Utility room
- * Study / sun room with patio doors to the garden

FIRST FLOOR

- * Upper landing
- * Three bedrooms

SECOND FLOOR

- * Landing
- * Dual aspect double bedroom
- * Bathroom with free standing bath and separate shower compartment

EXTENSION GROUND FLOOR

- * Open plan living room / kitchenette with patio doors to the garden

EXTENSION FIRST FLOOR

- * Two bedrooms
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Single garage with up-and-over door
- * Driveway
- * Landscaped garden grounds

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Approximate Gross Internal Area = 175.9 sq m / 1893 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1124234)

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, bank 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 fixtures and fittings are included. There will be no warranty in respect of the white goods.

Services

Mains gas, electricity, water and drainage

EPC

D

Council Tax

Scottish Borders Council. 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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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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.