

Peebles
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Offers Over £220,000

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5 Miller Street, Innerleithen, EH44 6QR



This charming double upper flat is situated on the first and attic floors of a beautifully maintained two-storey detached building in the heart of Innerleithen. Boasting a versatile layout, the flat offers ample space for comfortable living and entertaining. Internally, you'll find a bright and airy interior in good decorative order throughout, featuring tasteful finishes and plenty of natural light. The well-designed living areas provide a welcoming atmosphere, while the kitchen is equipped with modern appliances. With its prime location in Innerleithen, residents can enjoy easy access to local amenities, scenic walks, and the stunning countryside that surrounds this picturesque town. This flat presents an excellent opportunity for those seeking a comfortable home with character and charm.

Accommodation

FIRST FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with wood burning stove
- * Newly installed dining kitchen with integrated appliances
- * Sitting room / bedroom 4
- * Double bedroom / office
- * Bathroom with over-bath shower

ATTIC FLOOR

- * Upper landing
- * Master bedroom with en-suite bathroom
- * Further double bedroom
- * Bedroom / study

ADDITIONAL INFORMATION

- * Gas central heating
- * New boiler installed 2020
- * Double glazing
- * Fully enclosed private garden ground

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Approximate Gross Internal Area = 148.3 sq m / 1596 sq ft

Outbuildings = 5.1 sq m / 55 sq ft

Total = 153.4 sq m / 1651 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1135169)

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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