

**Peebles**

Call 01721 723999

**Offers Over £220,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**21 George Street, Innerleithen, EH44 6LJ**





Mid-terraced villa situated in the vibrant centre of Innerleithen, set within a charming and established residential neighbourhood. The property boasts three generously sized bedrooms, ideal for family living or hosting guests. Its thoughtful design prioritises comfort, with an abundance of natural light flooding the interior. The exterior features both front and rear garden areas, perfect for outdoor relaxation, gardening, or entertaining friends and family. With all the amenities of the town centre just a short distance away, daily errands are effortlessly manageable.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Living room with feature fire
- \* Dining kitchen
- \* Bathroom with over-bath shower

### FIRST FLOOR

- \* Upper landing
- \* Three spacious bedrooms

### ADDITIONAL INFORMATION

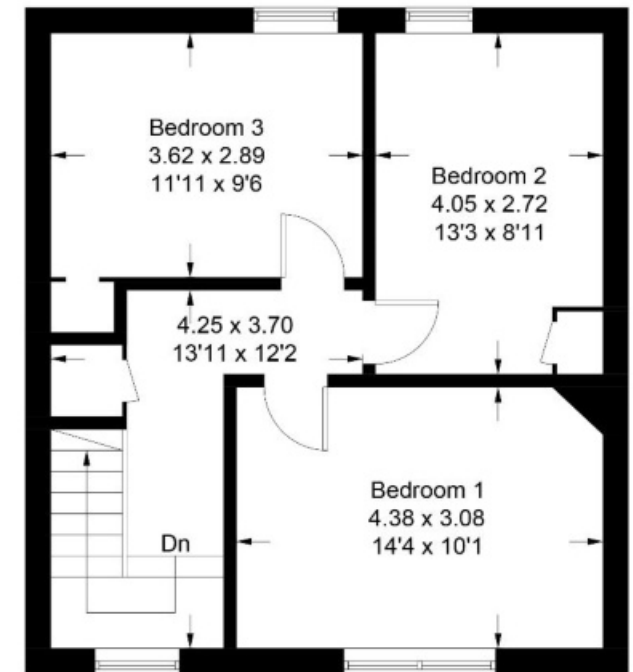
- \* Gas central heating
- \* Double glazing
- \* Driveway providing parking for a vehicle
- \* Private garden ground to the front and rear

## 21 George Street, Innerleithen, EH44 6LJ

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1136652)

### 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 C

### 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  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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.