

Peebles
Call 01721 723999

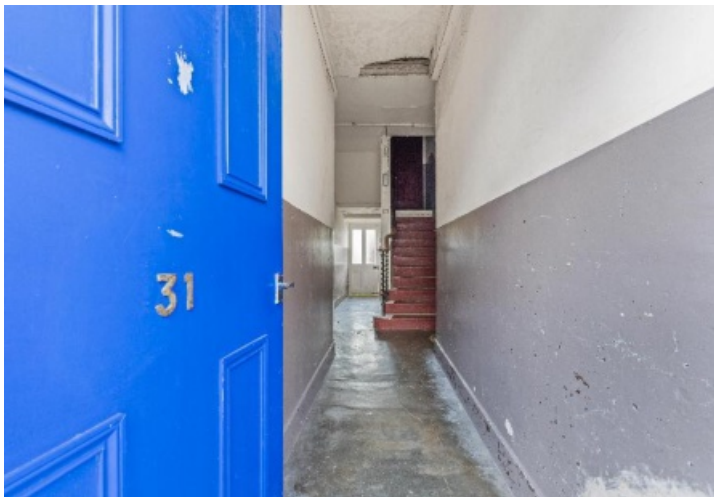
Offers Over £80,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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31A Traquair Road, Innerleithen, EH44 6DP



Charming one-bedroom ground floor flat located in the beautiful town of Innerleithen. This property blends timeless character with great potential, offering an ideal opportunity for those wanting to add their personal touch. Outside, there is a private enclosed garden that offers a peaceful outdoor space. Conveniently situated within a short walk of the town centre and various local amenities, this lovely flat strikes a balance between serene living and accessibility. It's an excellent option for first-time buyers or anyone looking for a low-maintenance home.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with door to the rear
- * Kitchen
- * Shower room
- * Double bedroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden ground to the rear
- * On-street parking

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Approximate Gross Internal Area = 32.8 sq m / 353 sq ft

Store = 1.7 sq m / 18 sq ft

Total = 34.5 sq m / 371 sq ft

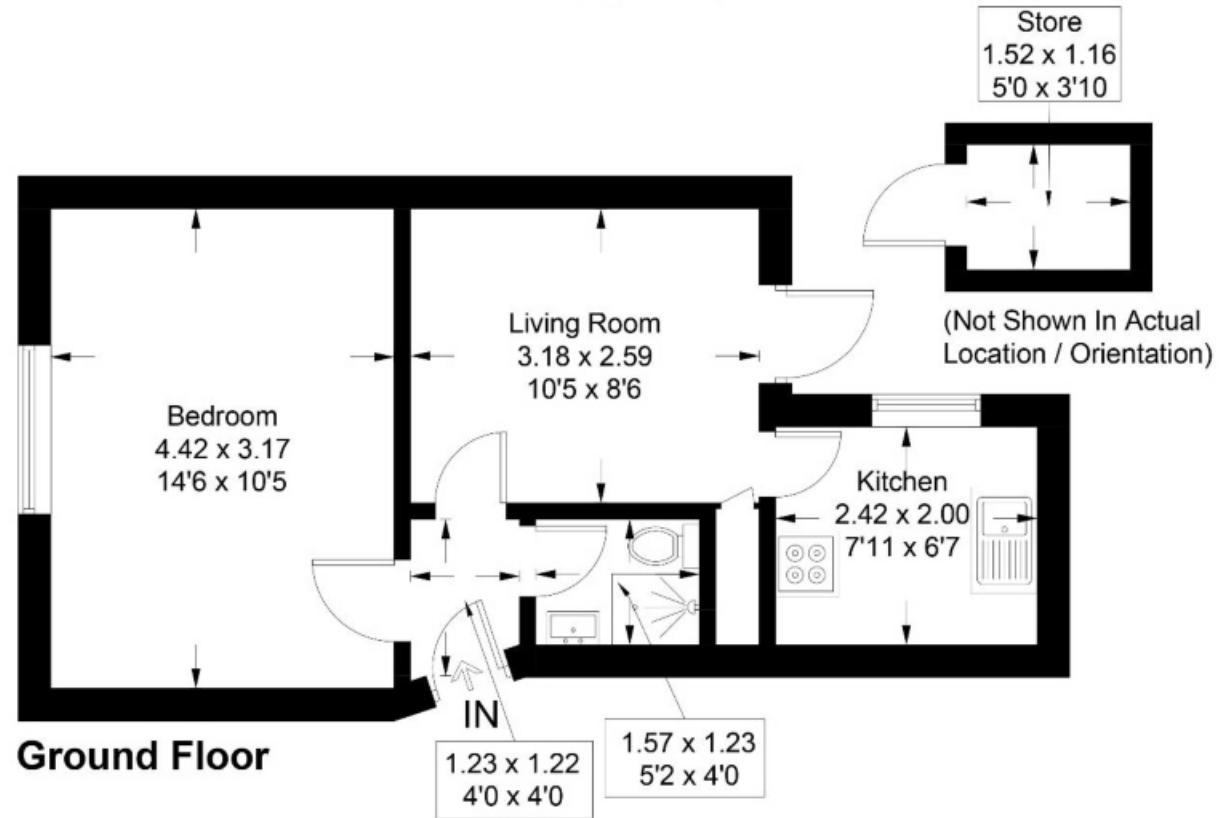


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1137119)

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 A

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:

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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.