

**Peebles**

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**Offers Over £315,000**

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**39 Chapel Street, Innerleithen, EH44 6HN**



Nestled in the desirable town of Innerleithen, originally built in 1900 and thoughtfully converted in 1948, this charming end-terrace house seamlessly blends historic character with modern comfort. Immaculately presented throughout, the property features three spacious bedrooms, perfect for families or those seeking extra space. The highlight is the generous rear garden, bathed in sunlight, enjoying picturesque views of the surrounding hills and countryside. With its blend of historic character and contemporary comfort, this home is a true gem and turn-key ready.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Dual aspect living with feature fire place
- \* Kitchen
- \* Sun room with patio doors to the garden

### FIRST FLOOR

- \* Upper landing
- \* Three spacious double bedrooms
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Fully enclosed garden, predominantly laid to lawn, benefiting from a sunny aspect and superb views of the surrounding hills
- \* Summerhouse with power and light and two timber sheds
- \* Unrestricted on-street parking

## 39 Chapel Street, Innerleithen, EH44 6HN

Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141389)

### 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

### Council Tax

Scottish Borders Council Tax Band D.

### 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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Email: peebles@cullenkilshaw.com

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.