

**Peebles**

Call 01721 723999

**Offers Over £390,000**

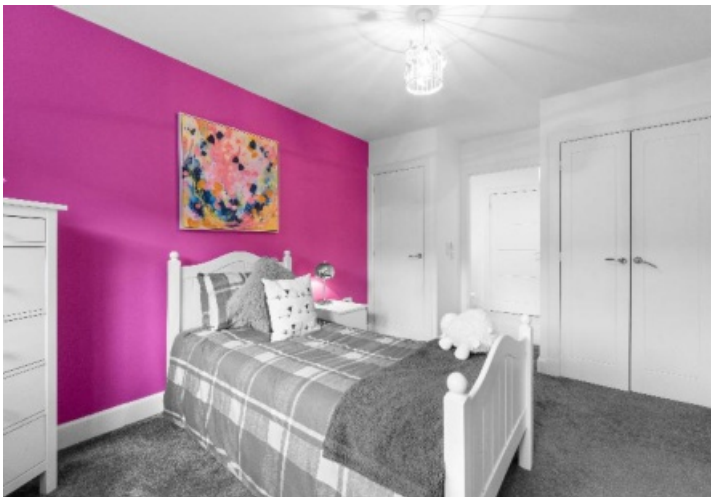
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**Minafon, Leithen Road, Innerleithen, EH44 6HX**





Detached modern villa, built in 2016, offers a turn-key ready home in the desirable location of Innerleithen. It features a spacious ground floor master bedroom with an en-suite shower room, along with three additional bedrooms. The property is set within easy-to-maintain garden grounds, and a garden room/office provides an ideal space for work or relaxation. A perfect blend of contemporary living and comfort.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Bay windowed living room
- \* Modern dining kitchen with integrated oven, hob and extractor hood
- \* Utility room
- \* Master bedroom with fitted wardrobes and en-suite shower room

### FIRST FLOOR

- \* Upper landing
- \* Guest bedroom with fitted wardrobes and en-suite shower room
- \* Two further double bedrooms
- \* Family bathroom with over-bath shower
- \* Large storage cupboard

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private fully enclosed garden grounds
- \* Garden room



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**PROPHOTO**  
COMPANY

### 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 B

### 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.



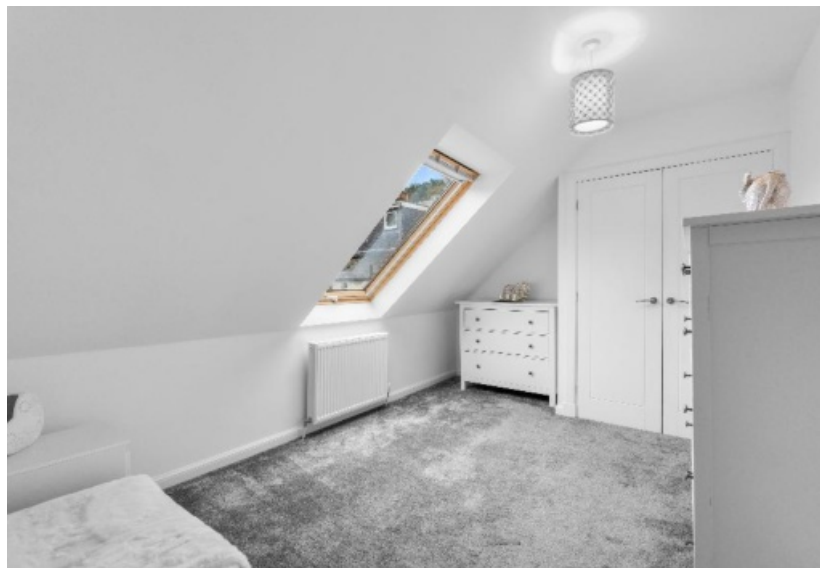
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**Peebles**  
**Call 01721 723999**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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