

Peebles

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Offers Over £294,000

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Keridan, Leithen Crescent, Innerleithen, EH44 6JL



Detached bungalow located on an attractive street, just a stone's throw from the vibrant town centre. The home has been thoughtfully upgraded to the highest standard, offering bright and airy living spaces. It features a newly installed integrated kitchen, a modern shower room, and a wraparound private garden. The property also boasts the added convenience of a driveway and garage. Ideally located near world-class mountain biking trails and a variety of outdoor activities, as well as a fantastic selection of independent shops, cafés, and restaurants.

Accommodation

GROUND FLOOR

- * Vestibule
- * Living room with conservatory off
- * Kitchen with integrated appliances
- * Inner Hallway
- * Two spacious double bedrooms with fitted wardrobes
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Detached garage with power and light
- * Off - Street parking
- * Fully enclosed landscaped garden grounds
- * 10 Photovoltaic panels supplying electricity

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Approximate Gross Internal Area = 78.8 sq m / 848 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 96.3 sq m / 1036 sq ft



(Not Shown In Actual Location / Orientation)

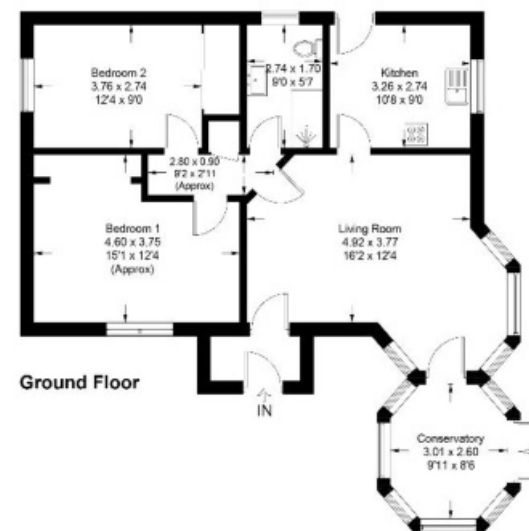


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1161126)

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 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.

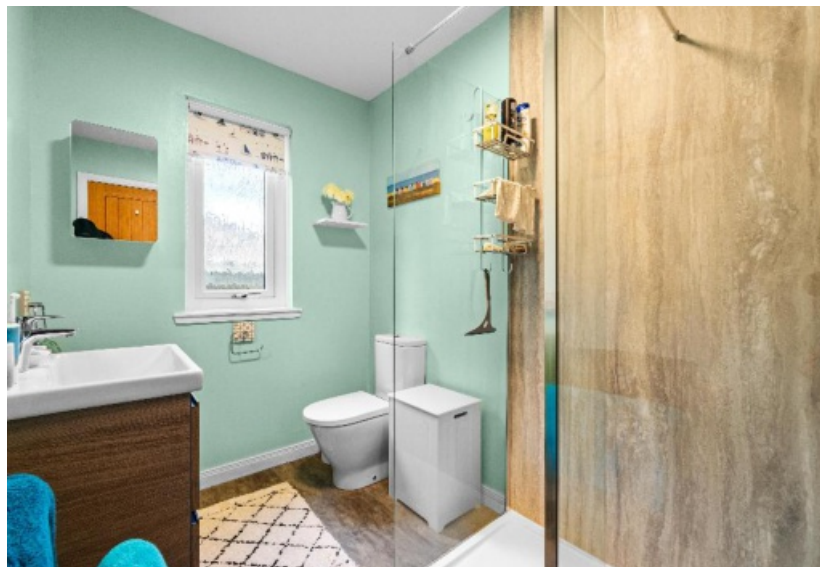
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Peebles
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