

Peebles

Call 01721 723999

Offers Over £205,000



CULLEN KILSHAW
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8B Miller Street, Innerleithen, EH44 6QS



Traditional double upper flat, renovated in its entirety and finished to the highest of specifications, offering stylish and contemporary living accommodation. Featuring a bright, dual aspect, open-plan kitchen / dining / living area and three bedrooms this property offers a flexible layout perfect for modern living and entertaining. Of further benefit is the enclosed private garden grounds, useful external store and tap. The property is situated in the heart of Innerleithen with a bustling High Street, direct access to world-class mountain biking trails and other popular outdoor pursuits, for which the area has become so well renowned, as well as a superb range of independent shops, cafés and restaurants.

Accommodation

- * External stairs to the rear of the property leading to first floor
- * Communal secure entrance hallway
- * Utility room

FIRST FLOOR

- * Main door
- * Hallway giving access to all lower rooms and stairs to upper floor
- * Master bedroom with fitted wardrobe
- * Two further bedrooms
- * Modern newly installed contemporary shower room

SECOND FLOOR

- * Upper landing
- * Open plan living room / dining / kitchen with integrated appliances, quartz kitchen worktop and superb far reaching views

ADDITIONAL INFORMATION

- * Re-plumbed
- * Full re-wire throughout
- * Gas central heating
- * Double glazing
- * New flooring throughout
- * External tap
- * Exterior sensor lights
- * Private enclosed garden grounds
- * Exterior store

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Approximate Gross Internal Area = 65.4 sq m / 704 sq ft

External Utility = 3.4 sq m / 36 sq ft

Total = 68.8 sq m / 740 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171171)

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 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

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