

**Peebles**

Call 01721 723999

**Offers Over £420,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**Holly Hill, Maxwell Street, Innerleithen, EH44 6HS**



Spacious detached villa constructed circa 2002, located in the scenic town of Innerleithen, offers a comfortable and functional layout across two floors extending to 136m<sup>2</sup> or thereby. Perfectly blending modern living with traditional charm, this home features well-proportioned rooms, an inviting atmosphere, and additional conveniences such as a garage, driveway, and a delightful wrap-around garden. The property is in excellent condition, with all areas listed as Category 1 in the Home Report.

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Dual aspect living room with patio doors to the rear
- \* Dining kitchen
- \* Utility room
- \* Cloakroom

### FIRST FLOOR

- \* Upper landing
- \* Master Bedroom with Study / Dressing Room off and en-suite shower room
- \* Two further double bedrooms with fitted wardrobes
- \* Bathroom

### ADDITIONAL INFORMATION

- \* Double glazing
- \* Gas central heating
- \* Integral garage with power and light
- \* Driveway providing ample parking
- \* Landscaped wraparound garden

## Holly Hill, Maxwell, Innerleithen, EH44 6HS

Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft  
(Including Garage)



□ = Reduced headroom below 1.5m / 5'0"



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174042)

### Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

### 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

Scottish Borders Council Tax Band E

### 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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.