

Peebles

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Offers Over £120,000



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41 Damside, Innerleithen, EH44 6HR



Traditional ground-floor flat, with its own main door entrance, is situated in a highly desirable location, just a short walk from the town centre. The light-filled interior is beautifully presented, featuring a modern fitted kitchen and bathroom. The flat offers an internal footprint of approximately 46m², providing a well-proportioned living space. Additionally, it boasts a charming, fully enclosed private garden. This property would be an ideal choice for a first-time buyer looking for a comfortable and well-maintained home.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with large storage cupboard off
- * Spacious double bedroom
- * Breakfasting kitchen
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private fully enclosed garden
- * Store

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Approximate Gross Internal Area = 42.9 sq m / 462 sq ft

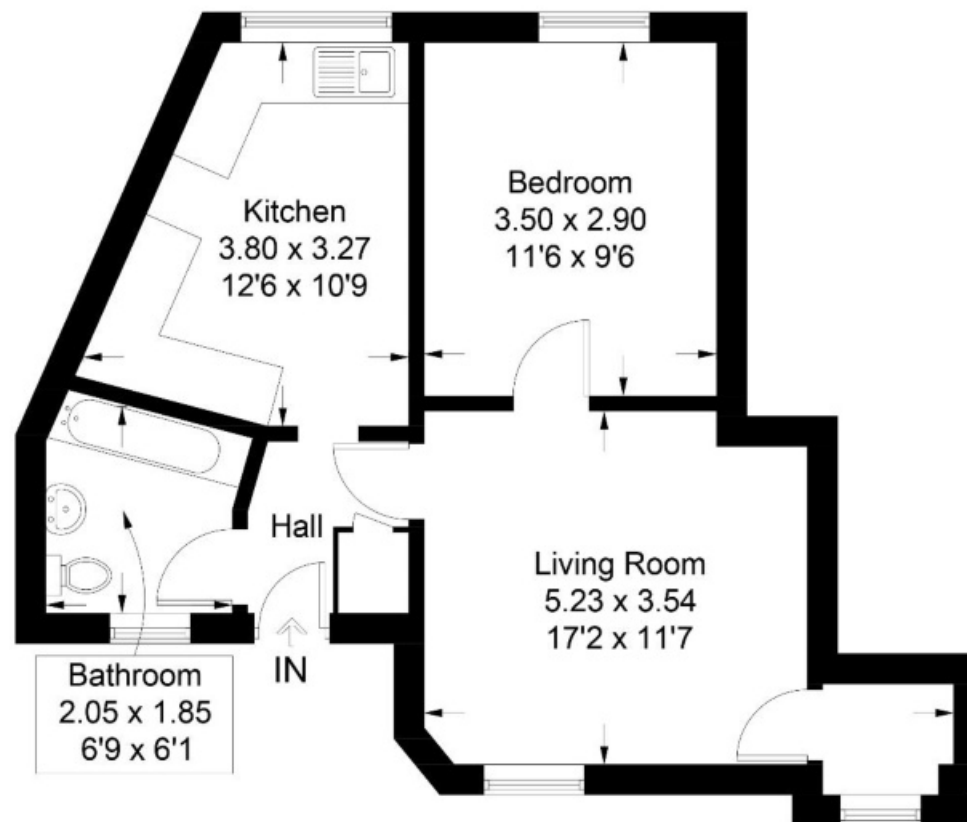


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1174576)

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 D

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
Saturday: 9.00am to 12.00 noon

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