

Peebles

Call 01721 723999

Fixed Price of £335,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Waverley Mills, Innerleithen, EH44 6RH



16 Waverley Mills is an impressive detached villa situated within a highly desirable residential development in the charming town of Innerleithen. This beautifully presented home offers spacious and flexible living, with four bedrooms, including a master with en-suite facilities. The heart of the home is the stylish dining kitchen, fitted with contemporary units and patio doors that open directly onto the rear garden, perfect for entertaining or relaxing with family. The property also benefits from a private driveway, garage, and enclosed rear garden, making it an ideal choice for modern family life.

Accommodation

GROUND FLOOR

- * Entrance hallway with storage
- * Spacious lounge with front-facing bay window
- * Modern dining kitchen with integrated appliances and patio doors to the rear garden
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with fitted wardrobes and en-suite shower room
- * Three further bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Enclosed rear garden, laid to lawn with patio area
- * Garage and driveway
- * Ample additional residents parking
- * Short walk to local amenities and St. Ronans Primary School & Nursery

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Approximate Gross Internal Area = 104.44 sq m / 1124 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtate.co © (ID1184978)

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, bank 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 fixtures and fittings, including integrated appliances and blinds are included.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council. 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.

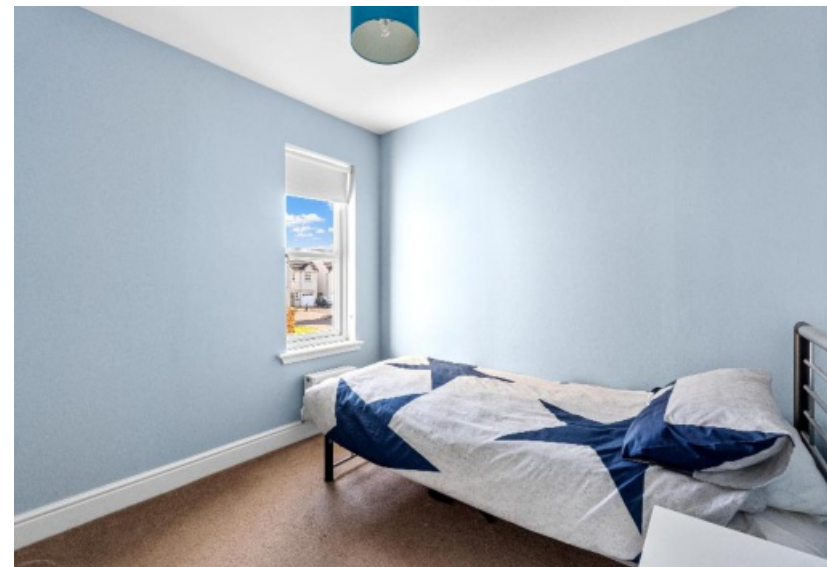
Interested in this property?
Peebles
Call 01721 723999

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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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Full members of:



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