

Peebles

Call 01721 723999

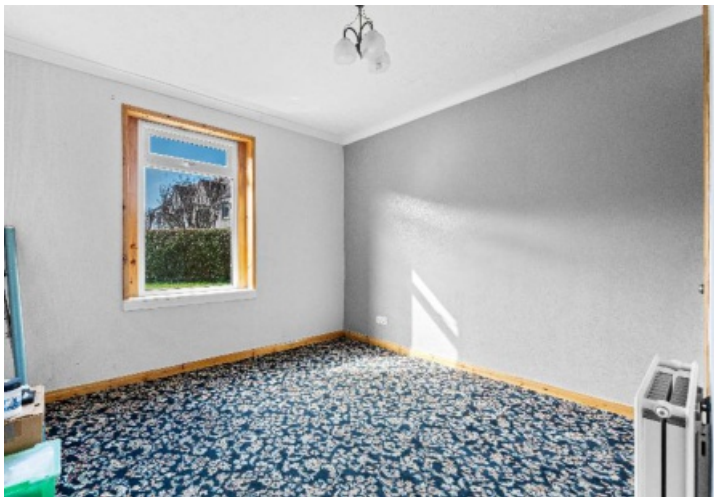
Offers Over £235,000

CULLEN KILSHAW
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58 George Street, Innerleithen, EH44 6LJ



Semi-detached villa situated within a highly desirable residential location just a short walk from Innerleithen town centre and St Ronan's Primary School. Occupying a good-sized plot with excellent views of the surrounding countryside and benefiting from a flexible layout, generously proportioned rooms and a driveway providing ample off-street parking. The property is well positioned for direct access to numerous world-class outdoor pursuits for which the area has become so well renowned.

Accommodation

GROUND FLOOR

- * Entrance Porch
- * Hallway
- * Living room with feature fire place and patio doors
- * Kitchen
- * Dining room / further double bedroom

FIRST FLOOR

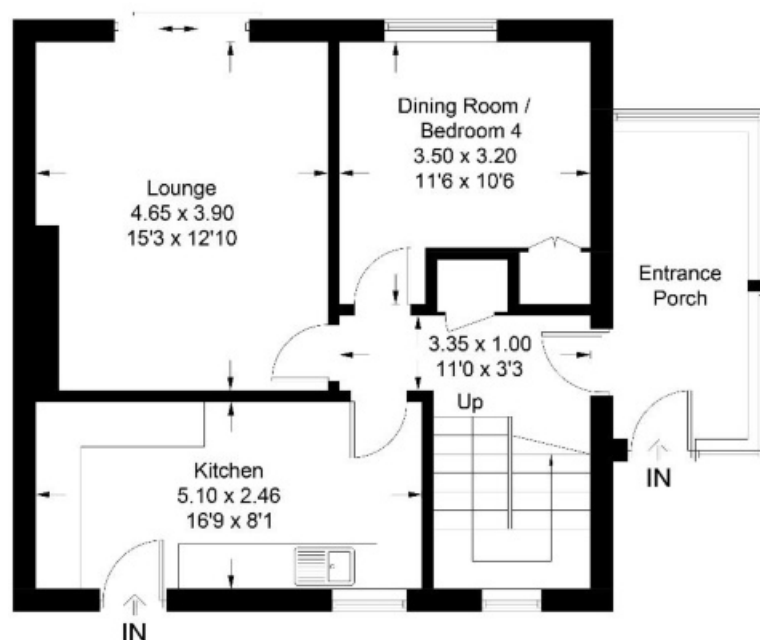
- * Upper landing
- * Three spacious double bedrooms
- * Modern shower room

ADDITIONAL INFORMATION

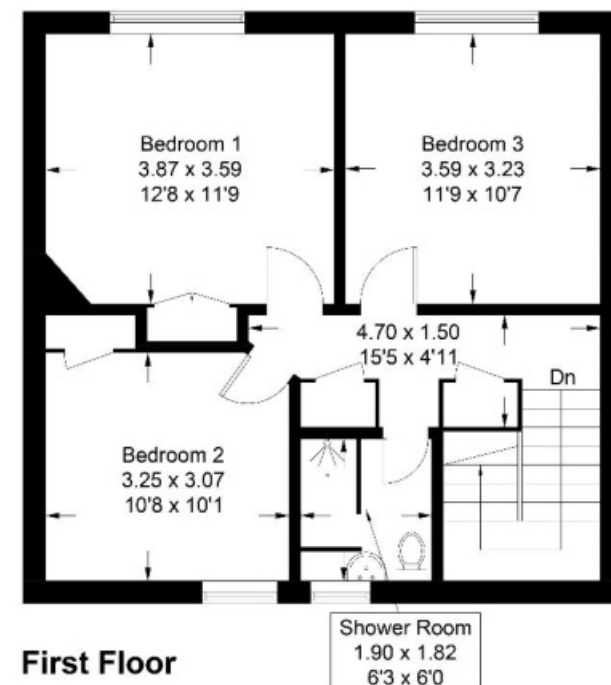
- * Gas central heating
- * Double glazing
- * Garden to the front and rear, predominantly laid to lawn
- * Timber garage
- * Two further shed

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Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (D1187846)

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. Additionally, Innerleithen is within easy commuting distance to Edinburgh, Galashiels, and Peebles, making it a convenient location for work and leisure.

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

Scottish Borders Council Tax Band B.

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.