

**Peebles**

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**Offers Over £240,000**

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**5A Sandridge Terrace, Traquair Road, Innerleithen, EH44  
6PD**







Presented in turn-key condition, this beautifully maintained double-upper flat benefits from its own private main door entrance at ground floor level. A traditional property built circa 1896, it has been tastefully renovated and modernised throughout, seamlessly blending period charm with contemporary comfort. The property offers spacious and flexible accommodation with high ceilings throughout, enhancing the sense of light and space. It comprises three generous double bedrooms, a separate living room with an attractive bay window, and a large open-plan kitchen, dining, and living area – ideal for modern family living. Of further benefit, the property enjoys access to well-maintained shared garden grounds. Located in the picturesque town of Innerleithen, in the heart of the scenic Tweed Valley 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

### GROUND FLOOR

- \* Entrance porch
- \* Hallway

### FIRST FLOOR

- \* Landing
- \* Open Plan kitchen / dining / living room with integrated appliances
- \* Dual aspect bay window living room with an open fire
- \* Double bedroom

### ATTIC FLOOR

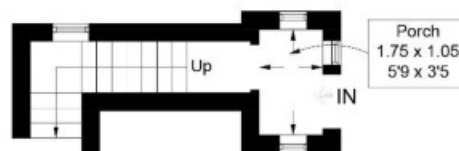
- \* Upper landing
- \* Two further spacious double bedrooms
- \* Modern bathroom with a free standing bath and separate shower

### ADDITIONAL INFORMATION

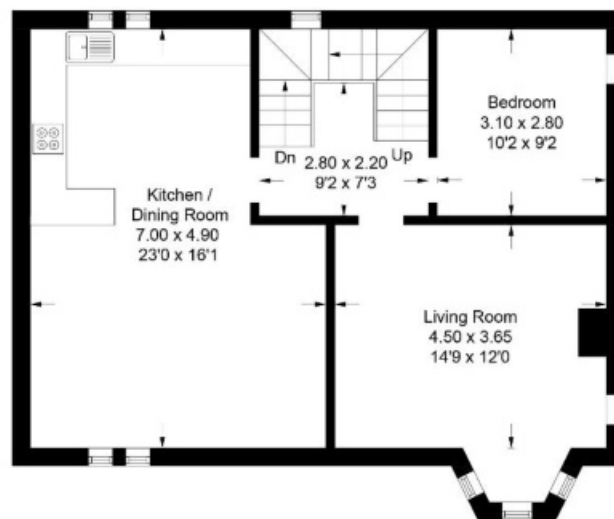
- \* Gas central heating
- \* Double glazing
- \* Communal garden grounds

## 5A, Sandridge Terrace, Innerleithen, Eh44 6PD

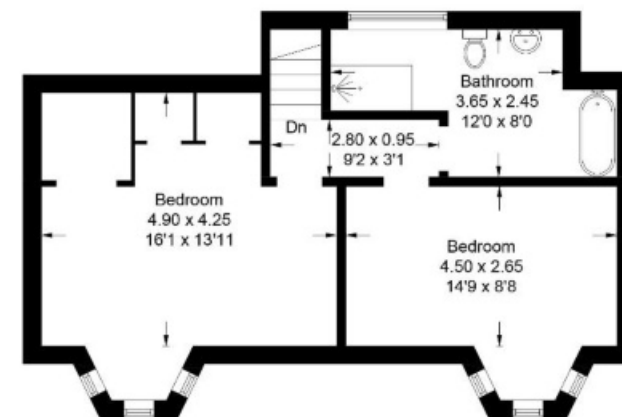
Approximate Gross Internal Area = 121.0 sq m / 1302 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190180)

### 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 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**

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Peebles, EH45 8RX  
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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.