

Peebles

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Offers Over £95,000



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42 Damside, Innerleithen, EH44 6HR



Occupying a desirable mid-floor position within a traditional stone-built tenement dating back to circa 1890, this characterful one-bedroom flat offers well-proportioned accommodation ideal for first-time buyers, investors, or those seeking a low-maintenance base in the heart of Innerleithen. Measuring approximately 37m², the property combines period charm with modern conveniences and benefits from a pleasant layout including a dual-aspect living room and a breakfasting kitchen

Accommodation

EXTERNAL STAIRS LEAD TO THE MID-FLOOR LEVEL COMMUNAL ENTRANCE

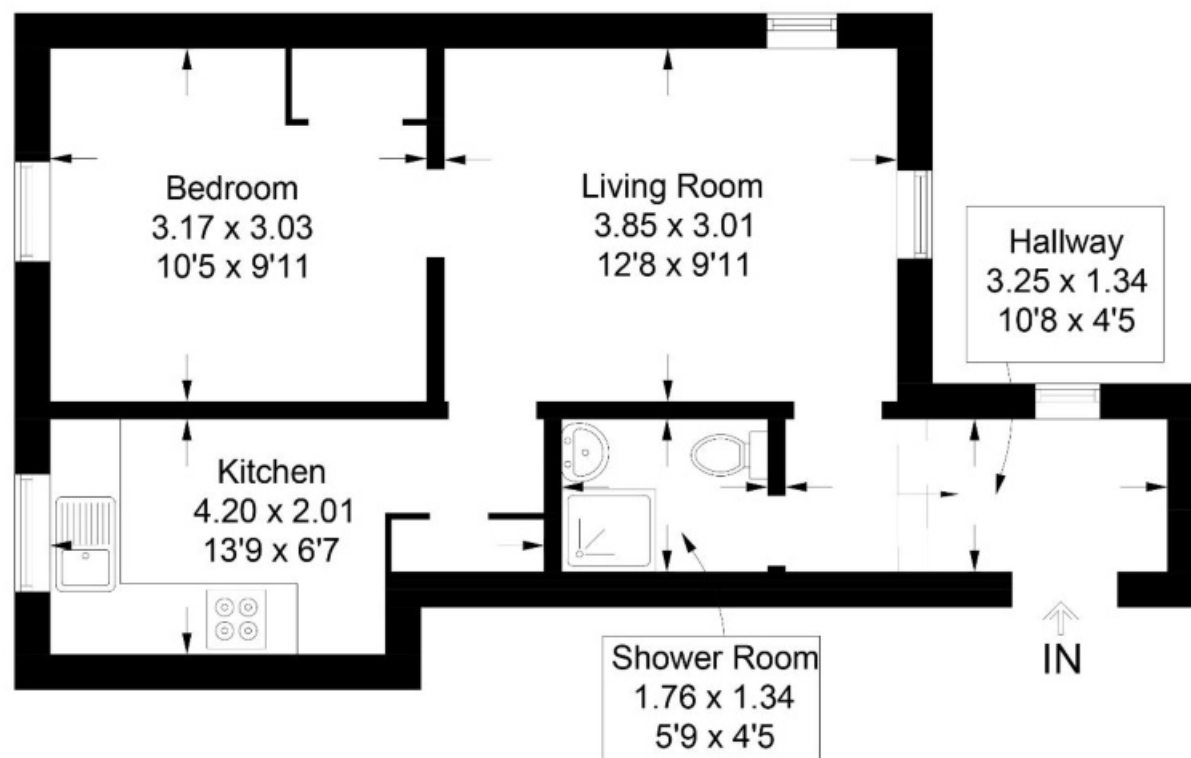
- * Main door
- * Living room: bright and spacious with dual aspect windows, providing excellent natural light and a comfortable space to relax or entertain.
- * Breakfasting Kitchen: practical layout with space for a small dining table; ideal for casual meals and daily use.
- * Bedroom: Well-sized double bedroom offering a peaceful outlook and space for furniture.
- * Shower Room: fitted with a modern suite including shower cubicle, wash hand basin and WC.

ADDITIONAL INFORMATION

- * Electric heating
- * Double glazing
- * Located on the mid-floor (first floor from street level).
- * Ample on-street parking available nearby.
- * Central Innerleithen location, within easy reach of local amenities, cafes, and outdoor pursuits.

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Approximate Gross Internal Area = 37.2 sq m / 400 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1195053)

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 electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders 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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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