

Peebles

Call 01721 723999

Offers Over £115,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



45B, Traquair Road, Innerleithen, EH44 6PD



Traditional attic-floor flat is located in a highly desirable area, just a short walk from the town centre. Accessed via a shared entrance, the light-filled interior is tastefully presented, with both the bedroom and living room benefiting from dual-aspect bay windows that enhance the sense of space and natural light. Offering an internal footprint of approximately 58m², the accommodation is well-proportioned and comfortable. This property would make an excellent choice for a first-time buyer or buy-to-let investor.

Accommodation

* Access to the property is gained by means of a communal stair at the rear of the property *

FIRST FLOOR

* Entrance area

ATTIC FLOOR

- * Upper landing
- * Dual aspect, bay windowed living room
- * Kitchen
- * Modern bathroom with over-bath shower
- * Bay window double bedroom with dual aspect

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Store Room
- * Private enclosed garden grounds

45b Traquair Road, Innerleithen, EH44 6PD

Approximate Gross Internal Area = 60.0 sq m / 646 sq ft

Store Room = 1.7 sq m / 18 sq ft

Total = 61.7 sq m / 664 sq ft

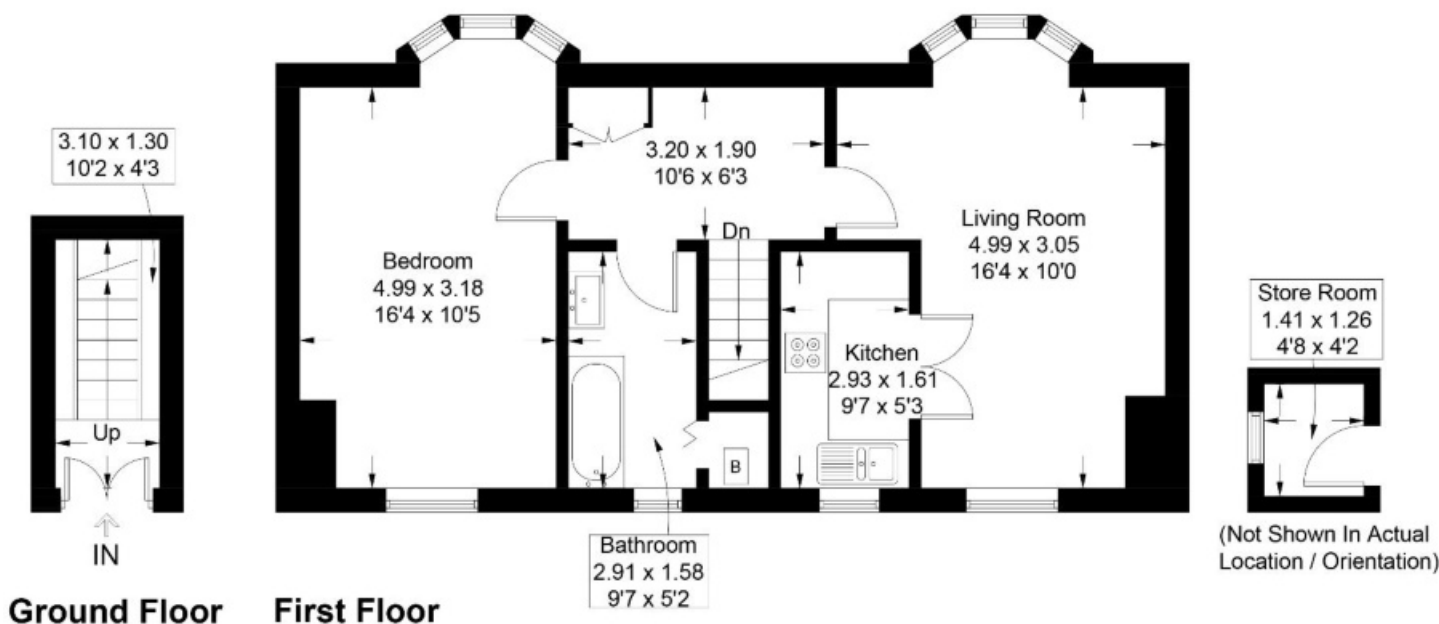


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201073)

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 E

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

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.