

Peebles

Call 01721 723999

Offers Over £325,000



CULLEN KILSHAW
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1 Nursery Park, Innerleithen, EH44 6JB



Detached bungalow located within a highly desirable, picturesque location close to the town centre. Whilst requiring a degree of upgrading and modernisation the property offers excellent scope to become a superb family home. Internally the rooms are generously proportioned with ample storage and large attic, and externally the property benefits from a wraparound garden, garage and driveway.

Accommodation

GROUND FLOOR

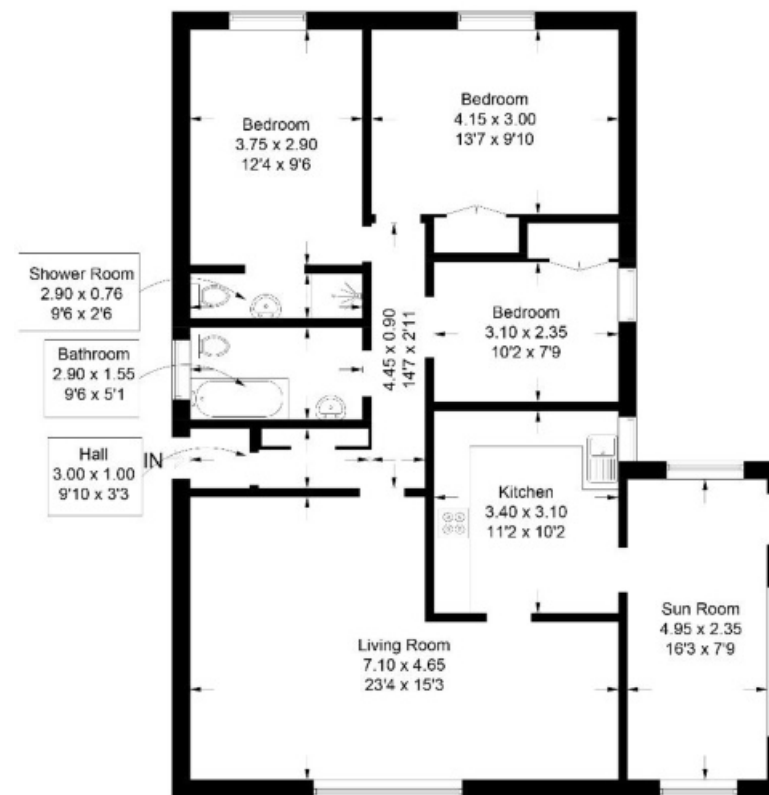
- * Entrance vestibule
- * Hallway
- * Living / dining room
- * Kitchen
- * Sun room
- * Spacious master bedroom with en-suite shower room
- * Two further bedrooms
- * Bathroom

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating - boiler installed in 2019
- * Wraparound, landscaped garden grounds with views of the surrounding hills
- * Garage with up and over door with power and light
- * Driveway providing ample parking

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Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1196683)

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 C.

Council Tax

Scottish Borders Council Tax Band D.

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

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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.