

**Peebles**

Call 01721 723999

**Offers Over £185,000**

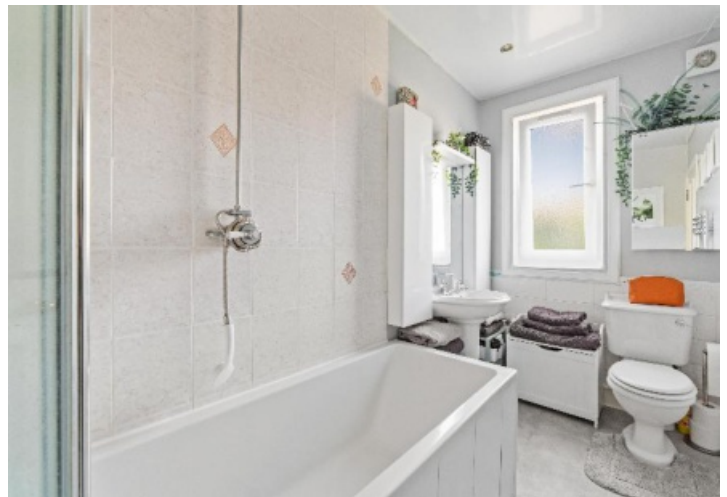
**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**14 Montgomery Street, Innerleithen, EH44 6JP**





Double upper flat offering spacious living accommodation, conveniently located near to world-class mountain biking trails, and other popular outdoor pursuits as well as a superb range of independent shops, cafés and restaurants. Of particular appeal is the generous, private garden grounds and the superb, uninterrupted views of the surrounding hills and countryside.

## Accommodation

### GROUND FLOOR

- \* Own main door entrance

### FIRST FLOOR

- \* Hallway
- \* Living room
- \* Kitchen
- \* Two double bedrooms
- \* Bathroom with over-bath shower

### ATTIC FLOOR

- \* Upper landing
- \* Two spacious double bedrooms
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private enclosed garden ground to the side and rear
- \* Timber garage
- \* Driveway providing ample parking

## 14 Montgomery Street, Innerleithen, EH44 6JP

Approximate Gross Internal Area = 145.0 sq m / 1561 sq ft

Garage / Store = 14.8 sq m / 159 sq ft

Total = 159.8 sq m / 1720 sq ft

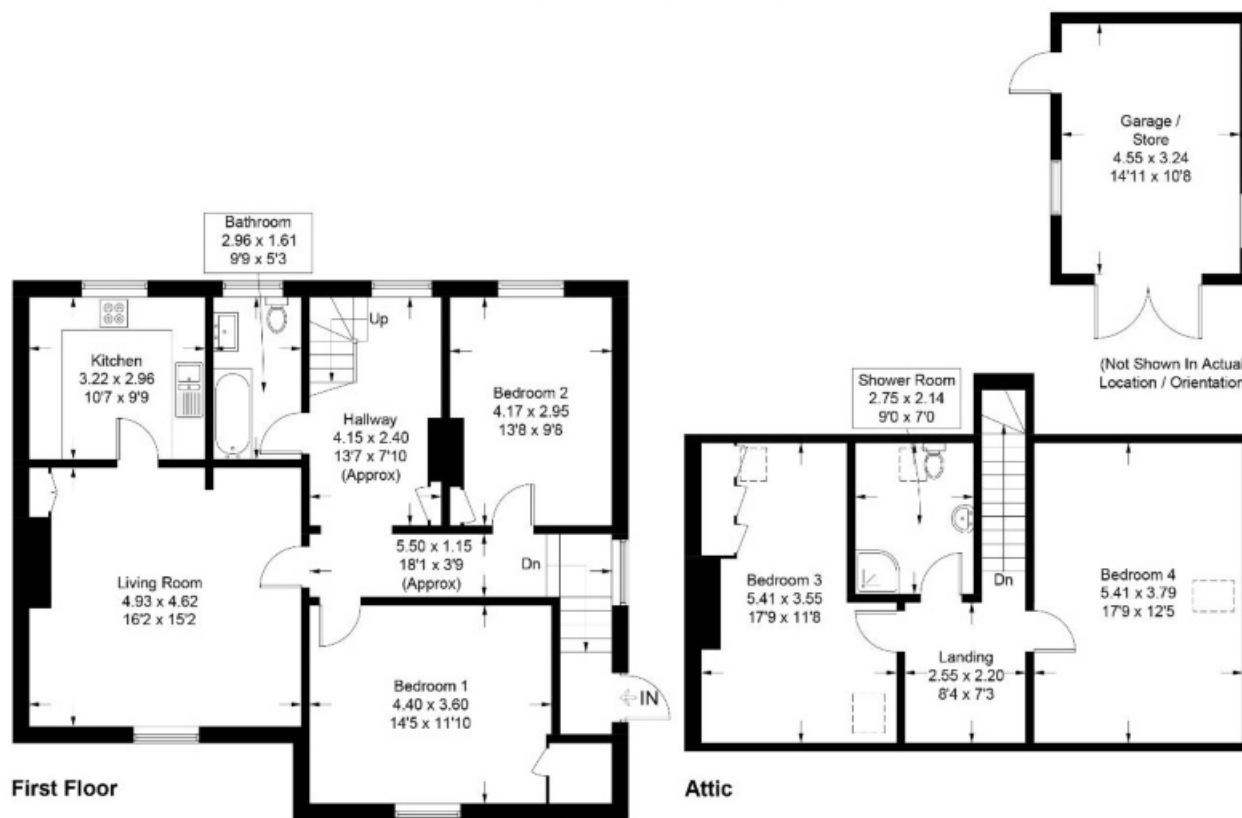


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204587)

### 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 C.

### 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.