

Peebles
Call 01721 723999

Offers over £490,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS
WWW.CULLENKILSHAW.COM



5 Kirklands, INNERLEITHEN, EH44 6NA



Constructed in 2004 by Richmond Homes, this impressive and versatile home offers 4 public rooms and 4 bedrooms, making it ideal for a variety of lifestyles. A newly installed kitchen provides a modern and stylish hub to the home, while a spacious double garage offers excellent storage and parking. The property enjoys a south-facing rear garden, perfect for outdoor living and entertaining. One of the standout features is the first-floor lounge, which opens onto a charming balcony large enough for a table and chairs, offering an elevated vantage point over the beautiful surrounding hills and countryside. Situated within the sought-after Kirklands area of Innerleithen, the home combines contemporary comfort with stunning natural scenery.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hall
- * Living room
- * Dining room
- * Kitchen / breakfast room
- * Utility room
- * Office / further bedroom
- * Cloakroom

FIRST FLOOR

- * Landing
- * Lounge with doors out to balcony
- * Master bedroom with en-suite shower room
- * Two further Bedrooms
- * Study
- * Bathroom with separate shower cubicle and sauna

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Double garage with power and light
- * Mono-blocked driveway
- * Ample residents parking
- * South facing, fully enclosed rear garden

5 Kirklands, Innerleithen, EH44 6NA

Approximate Gross Internal Area = 240.1 sq m / 2584 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230568)

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, bank 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 fixtures and fittings, including integrated appliances, blinds and light fittings are included in the sale.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council. Council Tax Band G

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:

