

Peebles

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Offers Over £190,000



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36 Miller Street, Innerleithen, EH44 6QS



This charming double upper flat, with stunning views of the surrounding hills, blends period character with modern comfort in the picturesque Borders town of Innerleithen. Over a century old and originally two separate dwellings, it has since been thoughtfully converted to provide generous accommodation across two floors. Highlights include a welcoming living room with a solid-fuel stove and a private rear garden. Recently upgraded with triple-glazed windows, the property offers an ideal home for families, couples, or anyone seeking a tranquil setting within easy commuting distance of the surrounding Border towns and Edinburgh. Perfectly located in the heart of Innerleithen, the flat enjoys immediate access to world-class mountain biking trails and a wealth of outdoor pursuits for which the area is renowned. Residents also benefit from a vibrant community atmosphere with a superb selection of independent shops, cafés, and restaurants on the doorstep.

Accommodation

GROUND FLOOR

* The external staircase is located to the rear of the property

FIRST FLOOR

- * Own main door entrance opens into a utility room and porch, offering excellent storage
- * Internal main door
- * Hallway
- * Dual aspect living room with solid fuel stove
- * Open plan kitchen dining room
- * Double bedroom with en-suite shower room
- * Bathroom

ATTIC FLOOR

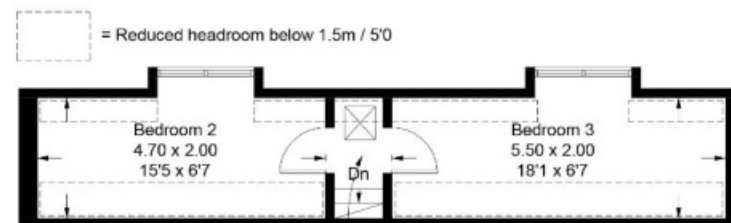
- * Two double bedrooms

ADDITIONAL INFORMATION

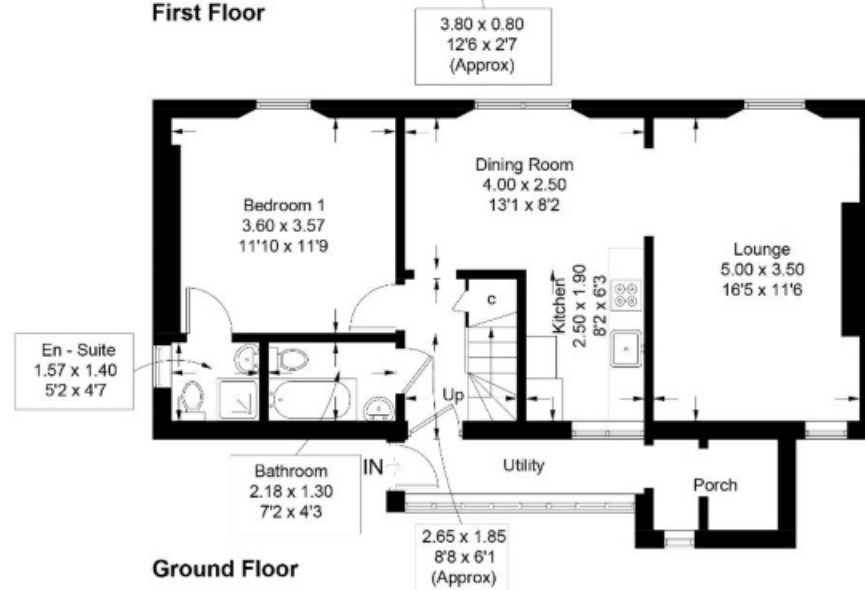
- * Gas central heating
- * Triple glazing
- * Private and enclosed garden positioned to the rear of the property

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Approximate Gross Internal Area = 81.4 sq m / 876 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238245)

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

Band B

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

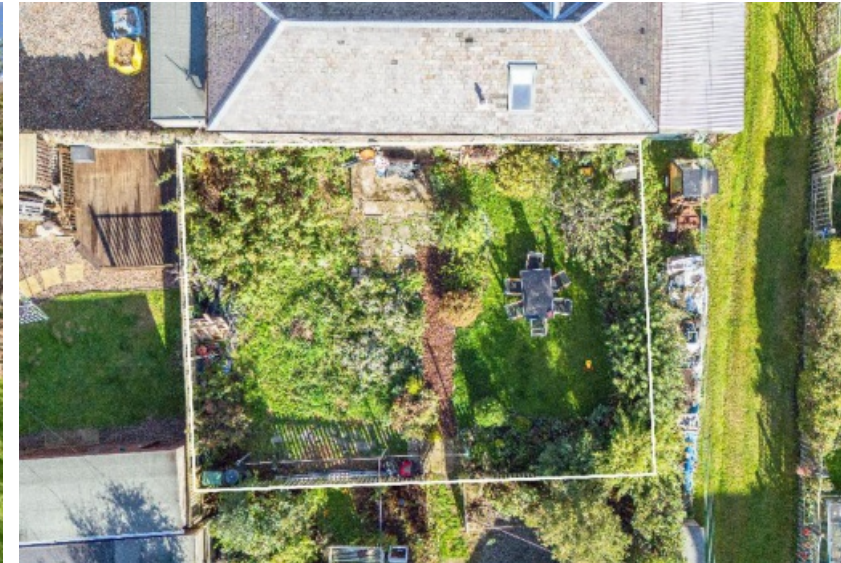
Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Annan,	Tel 01461 202 866/867
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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.