

Peebles

Call 01721 723999

Offers Over £170,000

CULLEN KILSHAW
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16 Dyers Close, Innerleithen, EH44 6QF



Enjoying a quiet yet central location in the sought-after Borders town of Innerleithen, this well-maintained two-bedroom ground floor apartment forms part of a modern residential development built around 2007. Offering approximately 67m² of thoughtfully arranged accommodation, the property combines comfortable, contemporary living within close proximity to local shops, cafes, and public transport links. With its bright interior, neutral décor, and private residents' parking, this home presents an ideal option for first-time buyers, downsizers or investors.

Accommodation

GROUND FLOOR

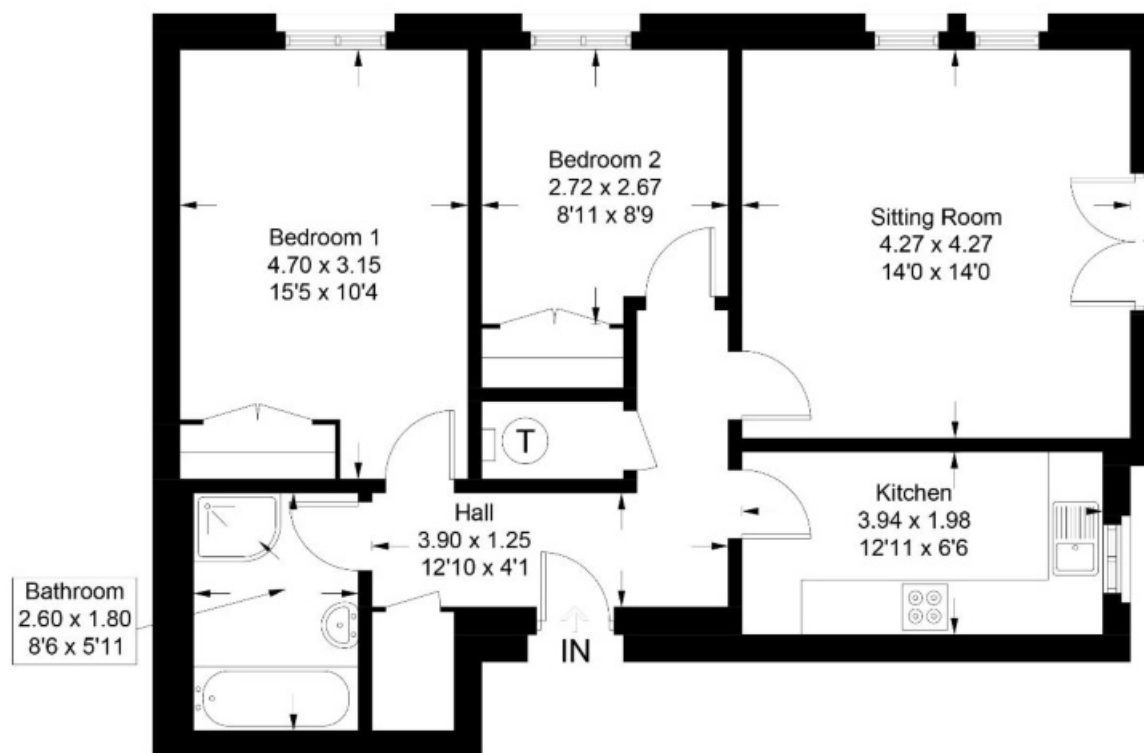
- * Secure communal entrance with intercom access system
- * Main door
- * Bright and welcoming hallway providing access to all rooms, featuring two built-in storage cupboards
- * Generous dual aspect living room with patio doors that open to the shared garden space, allowing excellent natural light
- * Kitchen fitted with integrated oven and ceramic hob; space for a fridge/freezer, dishwasher, and washing machine
- * Two bedrooms
- * Bathroom with separate shower enclosure

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Communal garden
- * Resident's parking
- * Factor: Speirs Gumley, with current charges around £280 per quarter, including buildings insurance

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Approximate Gross Internal Area = 67.45 sq m / 726 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243192)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

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

C

Council Tax

Scottish Borders 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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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.