

Peebles

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Offers over £230,000

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20 Princes Street, INNERLEITHEN, EH44 6JT



Situated in the heart of Innerleithen, 20 Princes Street is a charming semi-detached stone-built cottage full of character and traditional appeal. Dating back to the late 19th century, the property retains much of its original charm while offering comfortable modern living.

Located in the centre of Innerleithen, 20 Princes Street is a semi-detached stone-built cottage constructed in 1890. Rich in period character, the property combines the charm of a traditional Borders home with the convenience of a central location.

Extending to around 71m², the accommodation is well laid out and includes a welcoming sitting room, an attractive dining kitchen, one double bedroom, one single bedroom, and a shower room. Its arrangement offers a comfortable and inviting setting, perfectly suited for those seeking a home of heritage style with practical modern use.

The outdoor space is a particular highlight, with an enclosed rear garden featuring a patio, level lawn, and established borders, ideal for relaxing or entertaining. The enclosed front garden further enhances the cottage's kerb appeal.

Adding to its appeal, the property benefits from an additional plot of ground directly opposite, stretching down to the Leithen Mill Water. This unique asset offers exciting potential for a range of uses, such as creating off-street parking, building a garage or summer house, or extending the garden.

20 Princes Street is a delightful late 19th-century cottage, offering character, charm, and flexibility in one of the Borders' most desirable towns.

Accommodation

- GROUND FLOOR**
- * Entrance hallway and stairs to upper level
 - * Living room
 - * Dining kitchen with utility cupboard

- FIRST FLOOR**
- * Upper landing
 - * Two bedrooms (a double and a single)
 - * Modern shower room

- ADDITIONAL INFORMATION**
- * Electric heating
 - * Double glazing
 - * Front and back gardens
 - * Plot directly opposite the property which may be suitable for development (subject to the necessary Local Authority consents).
 - * Home Report Valuation £235,000

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Approximate Gross Internal Area = 71.3 sq m / 767 sq ft

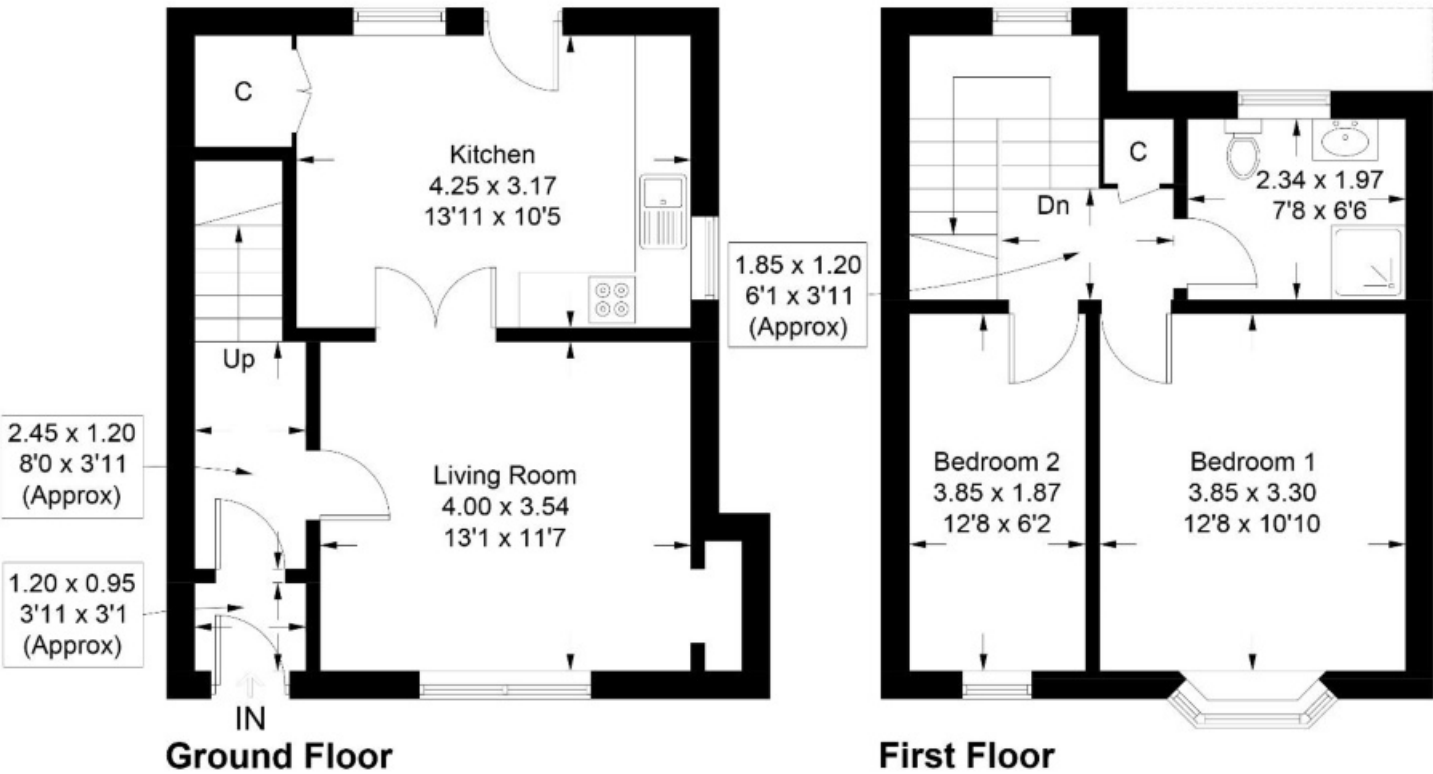


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232601)

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 form part of the sale, including fitted flooring, integrated appliances, blinds, light fittings and curtain poles, where applicable

Services

Mains electricity, gas, water and drainage

EPC

F

Council Tax

Scottish Borders Council. 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

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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