

Peebles
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Offers Over £199,950

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39 Miller Street, Innerleithen, EH44 6QR



Located in the heart of Innerleithen, 39 Miller Street is a traditional, extended, ground-floor flat with own main front and back doors, offering spacious and well-presented accommodation. The property retains many period features and benefits from recent upgrades including a new kitchen, re-decoration and installation of a wood-burning stove.

Accommodation

GROUND FLOOR

- * Welcoming entrance vestibule and hallway
- * Bright and spacious living room with wood burning stove and patio doors opening out to the rear garden seating area
- * Newly installed modern kitchen
- * Open-plan dining or family area
- * Two double bedrooms offering generous space and natural light
- * Contemporary shower room
- * Large walk-in cupboard
- * Rear hallway with rear garden access.

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Generous private garden grounds incorporating a seating area and sitooterie
- * Timber shed
- * Log store
- * Communal gardens and coal store

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Approximate Gross Internal Area
73.8 sq m / 794 sq ft

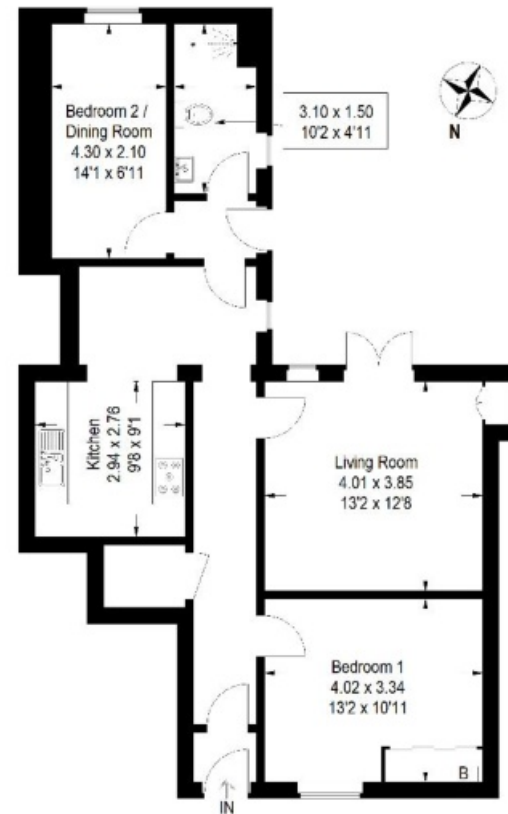


Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 842247)

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 electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council Tax Band A.

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

Saturday: 9.00am to 12.00 noon

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