

Peebles

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Offers Over £225,000

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30 Plora Terrace, Innerleithen, EH44 6LT



End-terraced villa situated in a popular residential location with easy reach of St Ronan's primary school and the town centre. This superb property offers bright and spacious accommodation and easily maintained, fully enclosed garden grounds enjoying a south easterly aspect to the rear. There are views of the surrounding hills and countryside from every aspect whilst being conveniently placed for access to worldclass mountain biking trails and other popular outdoor pursuits.

Accommodation

GROUND FLOOR

- * Hallway with a walk-in store
- * Living room with feature fire place
- * Modern fitted kitchen including a range cooker
- * Dining room with patio doors to the rear
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Three spacious double bedrooms
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Garage with power and light
- * Enclosed, gated front garden with a driveway providing ample parking
- * Fully enclosed private rear garden designed for easy maintenance
- * Enclosed wood fired hot tub

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Approximate Gross Internal Area = 97.1 sq m / 1045 sq ft

Garage = 13.3 sq m / 143 sq ft

Total = 110.4 sq m / 1188 sq ft

(Excluding External Cupboard)

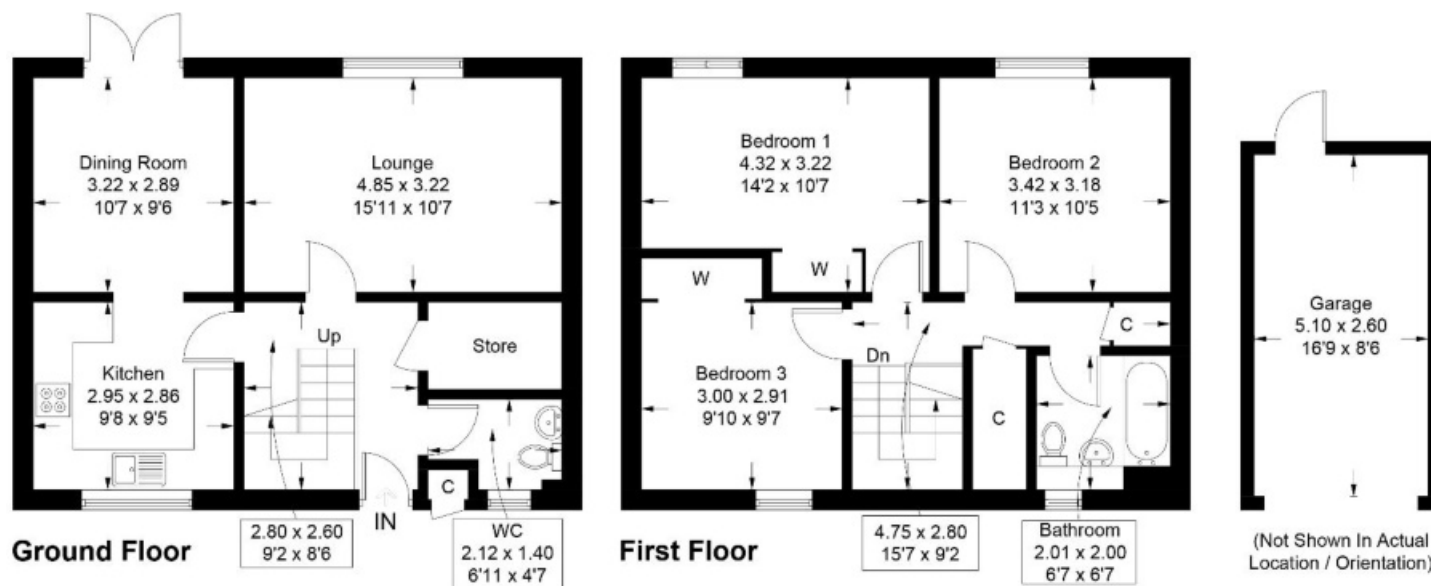


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1255502)

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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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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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.