

Peebles
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Offers Over £210,000

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12 St. Ronans Road, Innerleithen, EH44 6LZ



Attractive mid-terraced dwelling constructed around 1975 offering well-maintained accommodation extending to approximately 100m². The property features three generous bedrooms, making it an ideal home for families or first-time buyers. To the front, the property benefits from a private driveway providing off-street parking. To the rear, a fully enclosed and private garden offers a safe and peaceful outdoor space for relaxing and entertaining.

Ideally positioned near St Ronan's Primary School and within easy access of a wide range of local amenities, the property enjoys a highly convenient and family-friendly setting. Offering appealing accommodation in a popular area, this well-presented home is move-in ready and will suit a variety of buyers.

Accommodation

GROUND FLOOR

- * Entrance Hallway
- * Living Room
- * Kitchen
- * Dining Room
- * Cloakroom
- * Storage cupboard

FIRST FLOOR

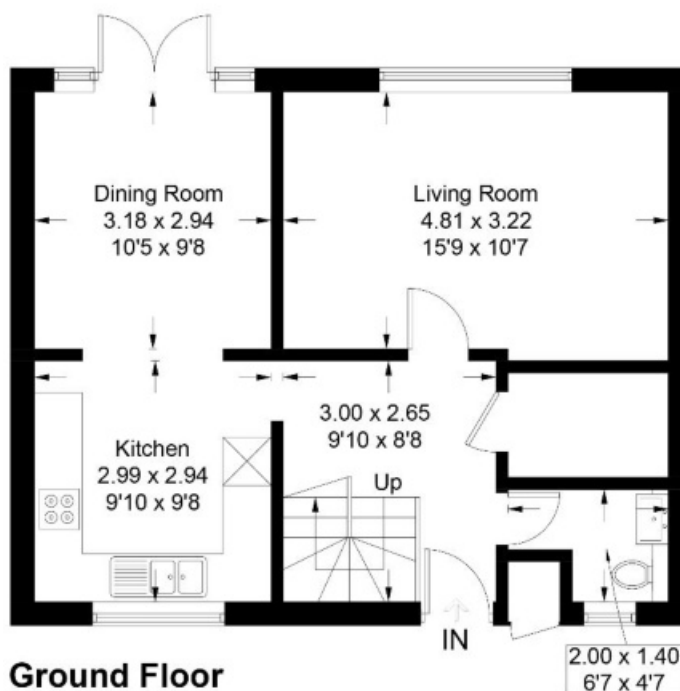
- * Landing
- * Three double bedrooms
- * Shower room

ADDITIONAL INFORMATION

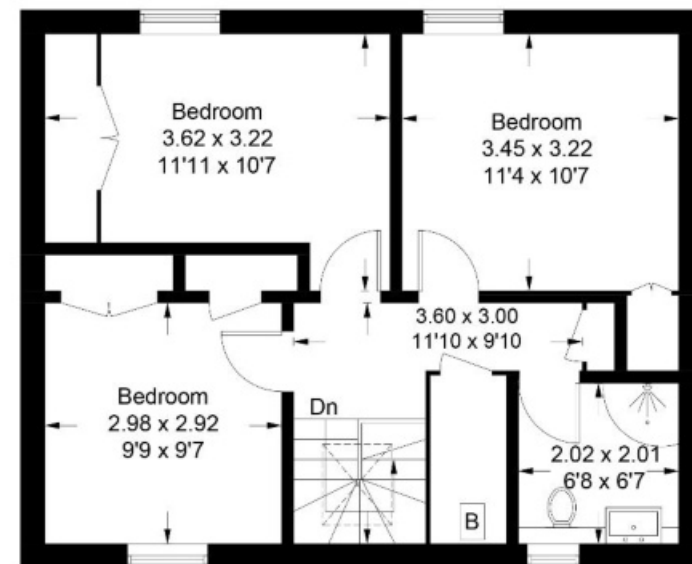
- * Gas central heating
- * Double Glazing
- * Driveway offering ample off-street parking
- * Private garden to the rear
- * External store

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Approximate Gross Internal Area = 100.1 sq m / 1077 sq ft
(Excluding External Cupboard)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254617)

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 B.

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

5 Northgate,
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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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.