

**Peebles**  
Call 01721 723999

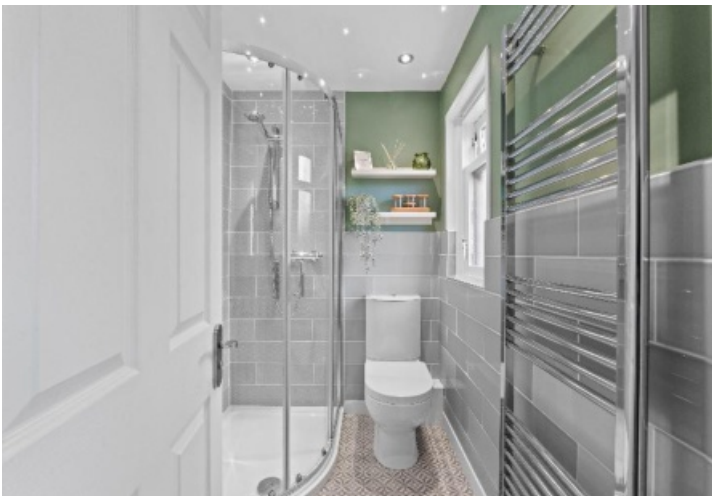
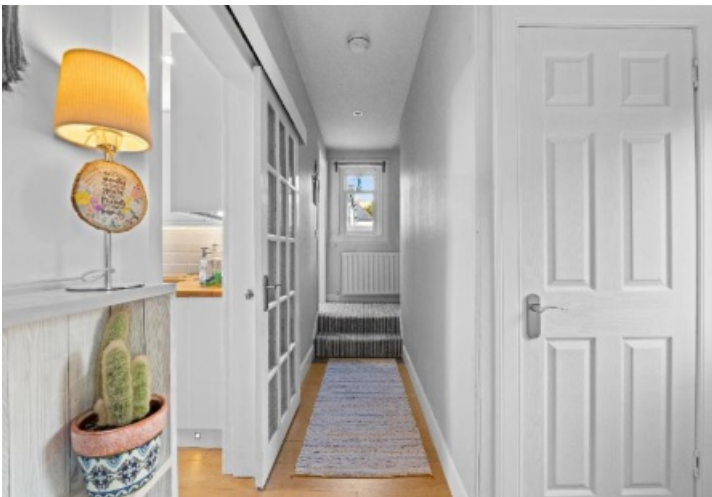
**Offers over £210,000**

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**14 Horsbrugh Street, Innerleithen, EH44 6LF**



Delightful semi-detached home, originally built in 1920, offering a perfect blend of classic charm and modern comfort. With a comfortable interior space of 82m<sup>2</sup>, this property has been thoughtfully updated for contemporary living while retaining its period character.

The home boasts a sun-filled south-westerly garden, ideal for those who love outdoor living and offers excellent potential for future extensions (subject to necessary consents), giving you the flexibility to expand and customise the property to suit your needs.

This property is perfect for first-time buyers, growing families, or anyone looking for a home with character, outdoor space, and room to grow.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Living / dining room
- \* Kitchen
- \* Shower room

### FIRST FLOOR

- \* Landing
- \* Two spacious double bedrooms

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Recently re-wired
- \* Large garden, enjoying a sunny, south westerly aspect to the rear, mainly laid to lawn and incorporating a paved patio
- \* Driveway

## 14 Horsburgh Street, Innerleithen, EH44 6LF

Approximate Gross Internal Area = 84.5 sq m / 909 sq ft

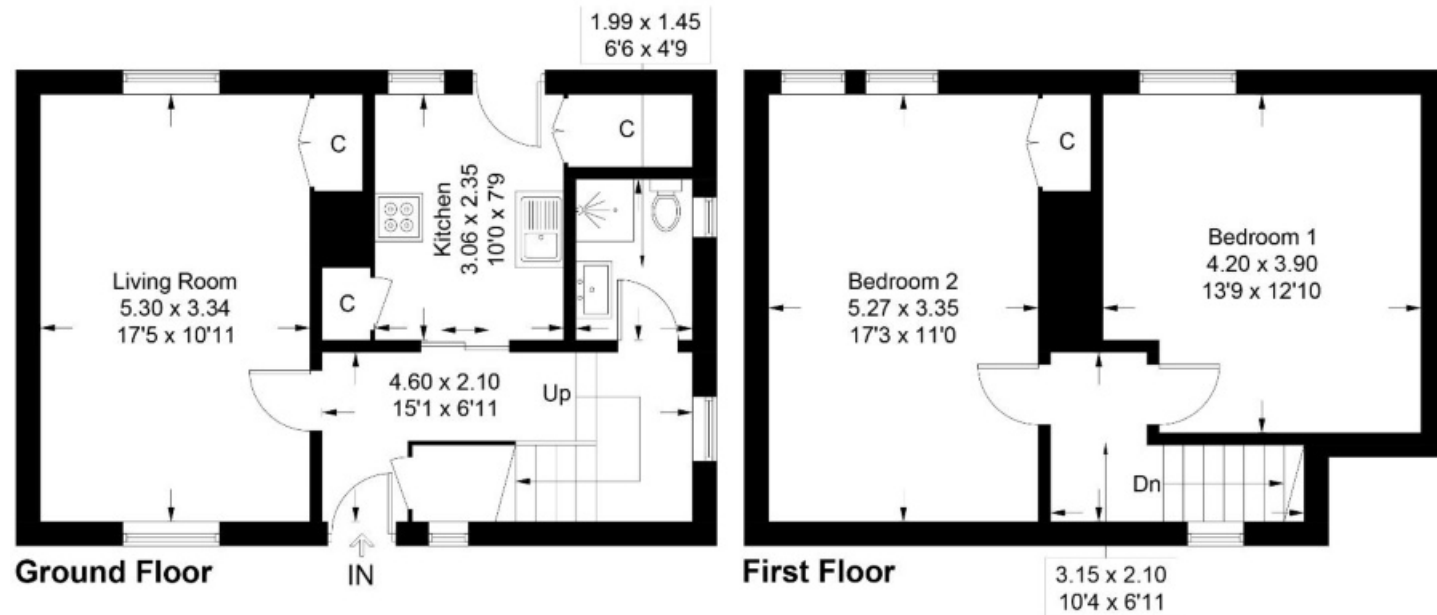


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130890)

### 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 multi-use 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

Not included in the sale: light fittings and wall mounted TV brackets. The condition of the white goods will not be warranted.

### Services

Mains electricity, gas, water and drainage

### EPC

E

### Council Tax

Scottish Borders Council. 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  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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