



25A Chapel Street, Innerleithen, Peeblesshire, EH44 6HN
Offers Over £160,000



Located in the fabulous Borders town of Innerleithen, a delightful two-bedroom, two-story attached house enjoying a quiet setting, peacefully tucked away yet remarkably central, just steps from the vibrant high street.



DESCRIPTION:

Dating back to the 1930s, this quaint and quirky property provides a comfortable layout with accommodation spread across two levels totalling 535 square feet, and benefits from having an extremely generous area of private garden ground. With its prime location near an array of local amenities, including cycle paths, parks, and scenic riverside walks, this property presents an ideal opportunity for first-time buyers, a holiday home, or investors, early viewing is strongly recommended.

Accessible through a shared pathway off Chapel Street, the welcoming internal accommodation, which has recently been freshly decorated and re-carpeted throughout, comprises; an inviting entrance hallway featuring a staircase leading to the upper floor, complete with a convenient storage cupboard below housing the boiler. The sitting room enjoys a front-facing window and offers a suitable space for both lounge and dining furniture, accentuated by a living flame gas fire with a stone surround, providing the space with a catching focal point, while adding to the charm. The kitchen area is designed in an open-plan layout within the sitting room and features modern wall and base units complemented by contrasting worktop surfaces, featuring a composite sink unit below a side-facing window. Integrated appliances such as an electric oven and hob enhance convenience, while ample space and utility connections are available for a fridge and washing machine. Up on the first floor there is a hallway landing with a Velux window welcoming in streams of natural light. There are two bedrooms, a comfortable double complete with practical built-in storage, and a snug single bedroom, both benefiting from rear-facing windows providing a bright and peaceful ambiance. Completing the accommodation is a modern shower room, featuring a WC, wash hand basin, and a separate walk-in shower unit. Two front-facing opaque windows invite an abundance natural light.

OUTSIDE:

Externally, the property boasts a spacious private garden area, accessible via a pathway from the front of the property. The garden features a combination of lush lawn, mature plantings, decorative chipped areas, and paved patio sections. The paved areas offer the perfect settings for enjoying alfresco dining and relaxation during the warmer summer months. Additionally, the garden includes a sizable timber garden workshop, and a half brick, half glazed potting shed, both equipped with power supply for added convenience. The garden is bound by a mixture of timber fencing, brick walling, and mature hedging. Ample on-street parking is conveniently available on surrounding streets.

LOCATION:

Situated in the picturesque and charming Borders town of Innerleithen, the main Border towns are easily reached while Edinburgh lies approximately thirty miles to the North. The town offers a good range of local shopping, medical centre, post office, hotels, restaurants, and cafes, as well as a primary school. The neighbouring town of Peebles offers further facilities including the local High School, Tesco and Sainsbury's supermarkets, swimming pool and leisure centre. Lying in the heart of the picturesque Tweed Valley, the town of Innerleithen makes both an ideal commuter choice and a central base for indulging in the various activities available nearby such as golf, fishing, hill walking and horse riding, not to mention the world-renowned mountain biking centres of Innerleithen and Glentress being on the doorstep. In addition, Innerleithen and the wider area of the Borders has a thriving Arts Community, with many Art Galleries and a wide variety of arts and crafts activities for all ages. There is a multi-screen cinema in nearby Galashiels and there are a number of local theatre and music groups, notably St Ronan's Silver Band and Tweeddale Pipe Band.



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. Timber double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings throughout, and both integrated, and free-standing kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category A, with an annual charge of £1,268.33 payable for the year 2024/2025. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (65) with potential B (90).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

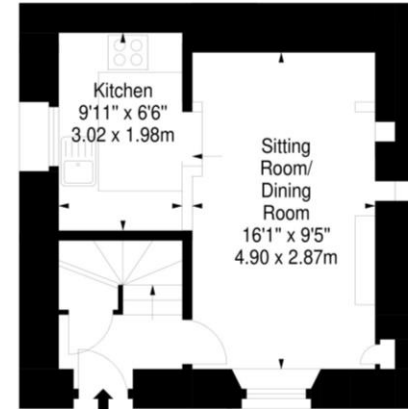
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared April 2024. Photos taken August 2023.

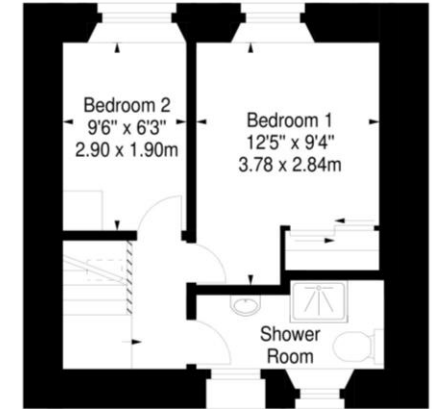
Chapel Street,
Innerleithen,
Scottish Borders, EH44 6HN



Approx. Gross Internal Area
535 Sq Ft - 49.70 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First Floor



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmestateagents.co.uk
www.jbmestateagents.co.uk