



43 Leithen Road, Innerleithen, Peeblesshire, EH44 6HX  
Offers Over £115,000



A delightful main door one-bedroom traditional stone-built ground floor flat occupying a pleasant position within the conservation area in the picturesque Borders town of Innerleithen.



#### DESCRIPTION:

Built in the 1870's, this charming property offers well-presented accommodation with a comfortable layout totalling 479 square feet, and benefits from private garden grounds to both front and rear. With a desirable location just a short stroll from the high street with an array of local amenities, and with riverside walks and cycle paths on the doorstep, this flat would be ideal for a first-time buyer, those looking for a Scottish Borders retreat, or an investment purchaser, and early viewing comes highly recommended.

The internal accommodation comprises; an entrance vestibule leading through to a welcoming sitting room enjoying a leafy outlook over Leithen Water to the front, and featuring a recessed exposed stone wall. The kitchen is fitted with a good range of wall and base units with contrasting worktop surface incorporating a stainless-steel sink unit positioned below one of two rear facing windows. There are integrated appliances such as an electric oven and gas hob, whilst space and utilities are available for a washing machine and a fridge freezer. The kitchen benefits from a breakfast bar area, perfect for informal dining, whilst an external door provides easy access out to the rear. The double bedroom is of a comfortable size and benefits from having a generous walk-in storage cupboard, whilst a rear facing window bathes the room in natural light. Completing the accommodation is the stylish, fully tiled modern shower room incorporating a WC, vanity unit wash hand basin, and a large, enclosed shower unit.

#### OUTSIDE:

Externally, there are areas of private garden ground to the front and rear of the property. The front garden is laid with decorative chips, and a paved patio area, fully bound by timber fencing. Accessed directly from the property is a delightful compact seating area secured by timber fencing, whilst accessed via a shared pathway, the private garden area is mainly laid to lawn with a paved patio area ideal for outdoor furniture. The rear garden benefits from having a timber garden shed, and a fabulous, extremely versatile Uhut which in size is a generous 13ft by 8ft, offering a variety of uses for the new owner. The garden is fully bound by timber fencing. Unrestricted parking is available on-street to the front of the property.

#### 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. UPVC sash and case double glazed windows. Telephone and broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds throughout, and integrated 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. Amount payable for year 2022/2023 - £1,179.98. 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 (68) with potential C (76).

#### 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.

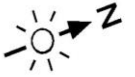
#### ANTI-MONEY LAUNDERING REGULATIONS:

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.

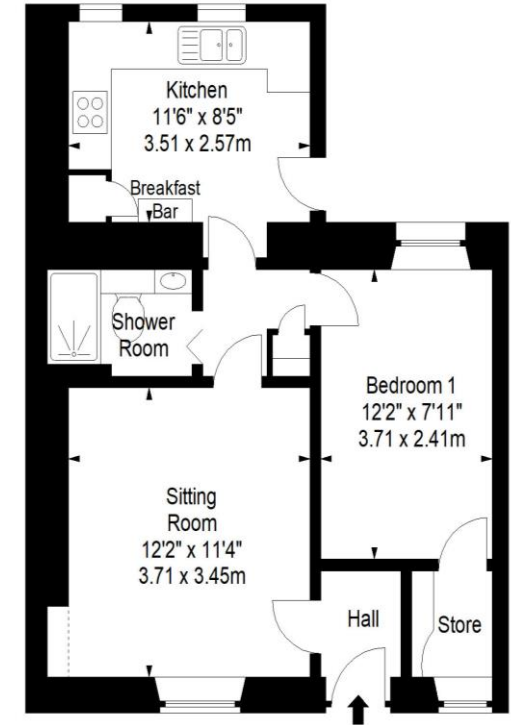
Particulars prepared May 2024. Photos taken May 2024 & January 2023.



Leithen Road,  
Innerleithen,  
Scottish Borders, EH44 6HX



Approx. Gross Internal Area  
479 Sq Ft - 44.50 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Ground 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.



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