



17 Drovers Way, Innerleithen, Peeblesshire, EH44 6HE
Offers Over £185,000



A fabulous three-bedroom second-floor flat situated in a prime central location just steps from the bustling and vibrant High Street in the picturesque Borders town of Innerleithen.



DESCRIPTION:

Presented in excellent decorative order throughout, this spacious property offers accommodation totalling a generous 869 square feet, and benefits from a fully upgraded kitchen and bathroom, and offers fabulous views over the surrounding hills and countryside to both the front, and rear. Boasting beautiful countryside views to both front and rear, within easy reach of excellent local amenities including shops, bars, and restaurants, and access to a wide range of outdoor pursuits on the doorstep, this property is sure to prove popular, and early viewing is highly advised.

Accessed via a secure entry door system, communal hall, and stairwell, the well-presented internal accommodation comprises; a welcoming entrance hallway giving access to all accommodation. Positioned to the rear, the spacious sitting room is a lovely relaxing space bathed in natural light via a large window affording views over Leithen waters and the rolling hills beyond. The sitting room offers ample space for both lounge and dining furniture and features an attractive fireplace with electric fire serving as a real focal point. The newly fitted kitchen features a good range of modern wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit. Integrated appliances include a gas hob, electric oven, cooker hood, a washing machine, and fridge freezer. There are three comfortable double bedrooms, each with front-facing windows that provide views over the rooftops of Innerleithen and the stunning hills of the Tweed Valley beyond. Two of the bedrooms feature excellent fitted wardrobes, while the versatile third bedroom is currently used as a separate dining room, which could easily serve as a home study if required. Completing the accommodation is the recently upgraded shower room, featuring a WC, a wash hand basin, and a large, enclosed shower unit with an electric shower.

OUTSIDE:

Externally; although there are no private garden grounds, the property has a lovely, mature shared garden, with a drying area, on the banks of Leithen Water offering a space to enjoy the outdoors in the summer months. Innerleithen, alongside neighbouring Towns and Villages, offer a fantastic array of outdoor pursuits to enjoy all year round, including the world-renowned mountain bike trails at "Glentress."

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 framed double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, kitchen blind, curtains throughout (excluding the Sitting Room curtains), and integrated kitchen appliances will be included in the sale of the property. Items of furniture within the property may be available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category C. Amount payable for the year 2024/2025 - £1,691.11. 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 C (76) with potential C (79).

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:

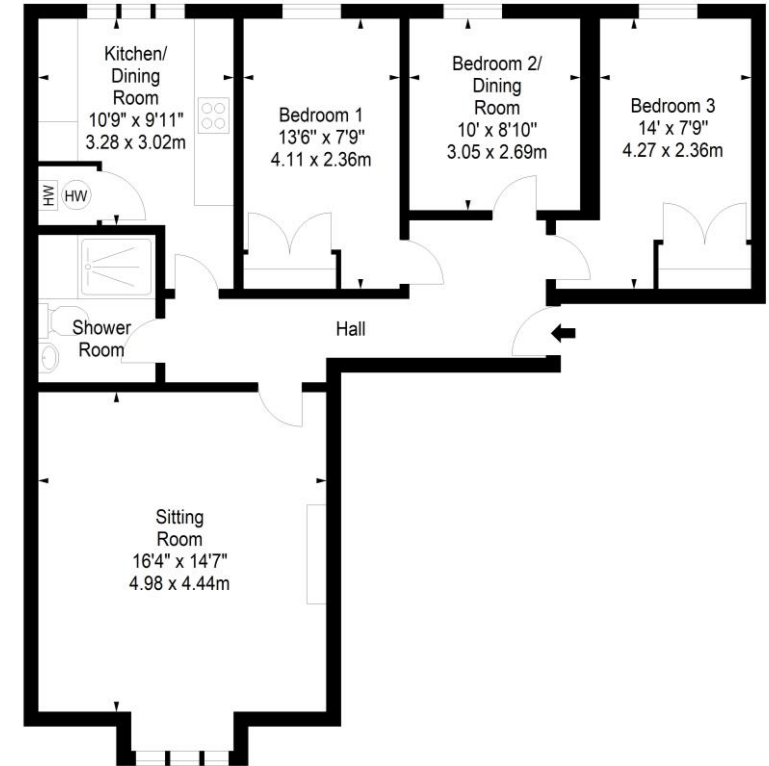
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 June 2024.

Drovers Way,
Innerleithen,
Scottish Borders, EH44 6HE



Approx. Gross Internal Area
869 Sq Ft - 80.73 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Second 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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