



19 Princes Street, Innerleithen, EH44 6JT
Offers Over £175,000



A fabulous two-bedroom first-floor flat featuring a private garden and off-street parking, ideally situated on a sought-after, peaceful street in the beautiful, charming Borders town of Innerleithen.



DESCRIPTION:

Dating back to around 1870, the property is presented with a fresh clean décor and newly fitted flooring throughout, whilst offering 745 square feet of comfortable accommodation across one level. Ideally situated just a short stroll from the vibrant High Street with an excellent array of local amenities, countryside walks, and cycle paths on the doorstep, and secure external storage, this flat presents an ideal opportunity for a wide range of buyers. Early viewing comes highly recommended.

Accessed at the rear of the property via an external stone staircase, the interior opens to an entrance vestibule that leads into an inner hallway, complete with a generously sized fitted cupboard, and providing access to all living areas. With dual-aspect windows to the front and side offering leafy views, the sitting room is a bright, spacious, and inviting area, offering ample room for both lounge and dining furniture, perfect for gatherings with family and friends. The kitchen is equipped with an array of wall and base units, complemented by contrasting worktop surfaces incorporating a stainless-steel sink unit beneath a rear-facing window boasting fabulous views. Integrated appliances include a fridge freezer and cooker hood, whilst space and services for a washing machine, and cooker are provided. The property features two comfortable bedrooms, both offering pleasant views to the front. The principal bedroom is generously sized and benefits from two well-appointed built-in cupboards, providing ample storage space. The second bedroom, while smaller in size, is a comfortable space which could equally serve as a home office if required. Completing the accommodation is the bathroom which includes a WC, washbasin, a panelled spa bath with overhead electric shower, and a rear-facing opaque window that allows in natural light.

OUTSIDE:

Externally, there are good sized private garden grounds to the rear of the property. Accessed via a shared driveway to the side, the garden is mainly laid to lawn with areas of mature plantings whilst a paved patio incorporating a small pond offers ample space for both outdoor dining and lounge furniture, ideal for the summer months. Additional features include off-street parking and a spacious stone-built garage/outbuilding with power and lighting. This versatile 337-square-foot structure offers both practical and secure storage solutions.

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 Tweedvale Pipe Band.



SERVICES:

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds 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. Amount payable for year 2024/2025 - £1,268.33. 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 (55) with potential D (64).

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 September 2024.

Princes Street, Innerleithen, Scottish Borders, EH44 6JT



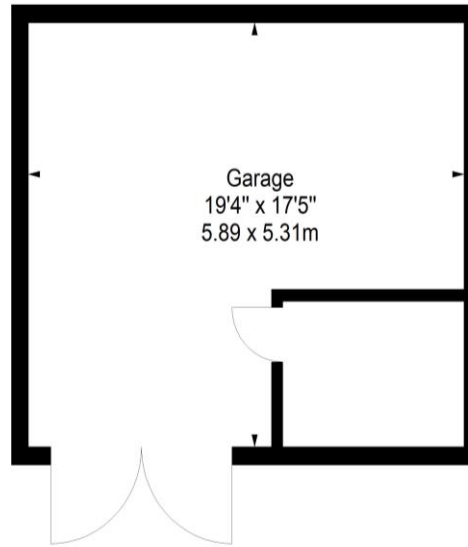
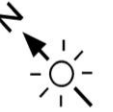
Approx. Gross Internal Area
745 Sq Ft - 69.21 Sq M

Garage

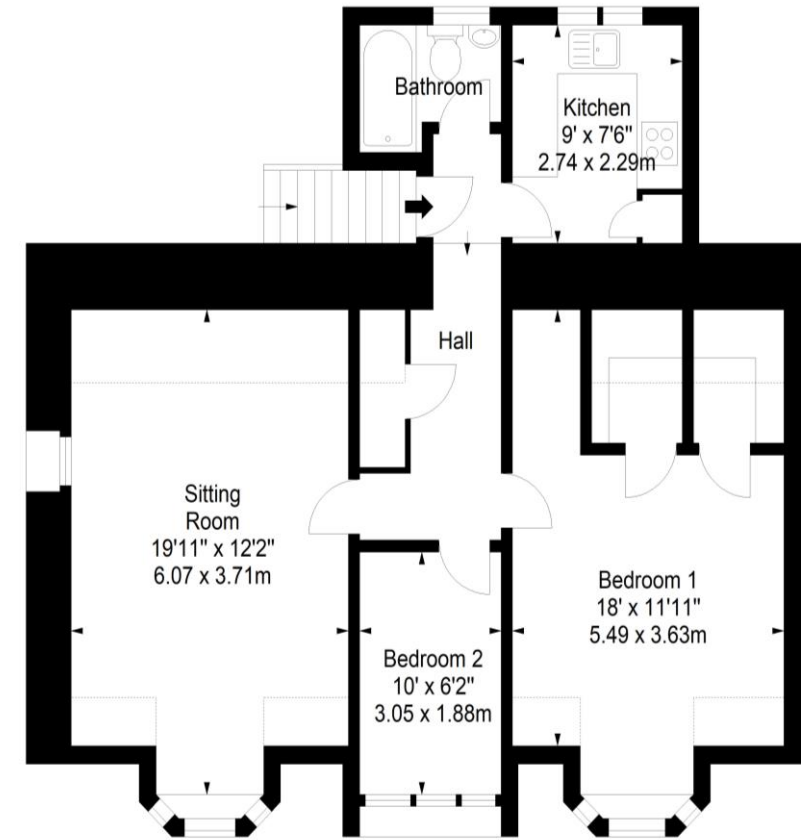
Approx. Gross Internal Area
337 Sq Ft - 31.31 Sq M

For identification only. Not to scale.

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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.



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SALES

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