



52 George Street, Innerleithen, EH44 6LJ
Offers Over £225,000



A fantastic three-bedroom terraced house, featuring off-street parking and private gardens, nestled in a highly sought-after and well-established residential area in the picturesque Borders town of Innerleithen.



DESCRIPTION:

Built in the 1950's, the property has been tastefully upgraded by the current owners including a fabulous contemporary kitchen and offers an impressive 1120 square feet of accommodation thoughtfully arranged over two comfortable levels. Featuring PV solar panels ensuring eco-friendly energy and substantial savings on energy costs, ideally situated just a short stroll from the vibrant high street offering a great selection of shops, bars, and eateries, nursery, and primary schools nearby, and direct access to the stunning Tweed Valley countryside and cycle paths, early viewing is highly recommended.

Beautifully presented with stylish interiors, the accommodation opens to a spacious and welcoming hallway, featuring a staircase leading to the upper floor. The inviting sitting room boasts a large window overlooking the front of the property, while a recessed display area and a modern electric fireplace serve as striking focal points, creating a relaxed ambiance. Accessible from the sitting room, the kitchen features a superb range of stylish, contemporary wall and base units, beautifully complemented by contrasting worktops, further enhanced by the addition of a thoughtfully integrated breakfast bar, perfect for casual dining. Integrated appliances include an electric oven, electric hob, and dishwasher, with ample space available for a fridge freezer. Located at the rear and accessible from the kitchen, the utility area is equipped with matching units and provides dedicated space and services for a washing machine and tumble dryer, and features floor-to-ceiling glazing with French doors, offering easy access to the garden. Completing the ground floor is a modern family bathroom, conveniently accessed from the main hallway. Up on the first floor there is a light and airy hallway landing with ceiling hatch providing access to the loft space. There are three comfortable bedrooms, one positioned to the front, and two located at the rear to which both benefit from having fitted storage space. Completing the accommodation, the property includes a first-floor family shower room, enhancing both functionality and comfort.

OUTSIDE:

Externally, there are private garden grounds to the front and rear of the property. The front area is fully laid to monobloc paving providing a welcoming approach as well as convenient off-street parking for two vehicles. The rear garden offers ample space, featuring a lawned area, a decorative chipped section, and accessed directly from the property is a spacious timber-decked area ideal for alfresco dining and summer relaxation. A UPVC garden shed provides convenient external storage, while mature trees and timber fencing ensure both security and privacy.

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 in 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. Mains gas central heating. UPVC doubled glazed windows. PV solar panels. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, integrated kitchen appliances, and the washing machine 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 B, with an annual charge of £1,479.72 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 B (86) with potential B (89).

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.

George Street,
Innerleithen,
Scottish Borders, EH44 6LJ



Approx. Gross Internal Area
1120 Sq Ft - 104.05 Sq M
For identification only. Not to scale.
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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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