



22 Caerlee Mill, Innerleithen, EH44 6AB
Offers Over £200,000



A fabulous two-bedroom first-floor flat set in the heart of the picturesque Borders town of Innerleithen, featuring stylish interiors within a contemporary development offering comfort and convenience in a central location.



DESCRIPTION:

Presented with immaculate interiors, the property offers comfortable accommodation spanning 707 square feet with a thoughtfully designed layout featuring a sociable open-plan living area perfect for modern day living. Offering a range of benefits, including PV solar panels offering lower energy costs, convenient parking for residents and visitors, whilst the property is ideally located within walking distance of local shops, bars, and restaurants, with schools and renowned cycling trails nearby, making early viewing highly recommended.

Accessed via an external stairwell to the side of the property, in immaculate walk-in condition, the internal accommodation comprises; an entrance vestibule opening into a welcoming hallway, seamlessly connecting to all accommodation, enhanced by two practical storage cupboards. Bathed in natural light, the open-plan living area provides generous space for both lounging and dining, highlighted by French doors with a Juliet balcony that enjoys stunning views of the surrounding hills and countryside. The modern fitted kitchen, also part of this space, features a stylish selection of wall and base units with contrasting worktops and a stainless-steel sink. Integrated appliances include an electric oven, hob, extractor fan, dishwasher, washing machine, and fridge freezer. This wonderful open-plan living space creates a welcoming ambience ideal for gatherings and entertaining family and friends. There are two comfortable double bedrooms, one at the rear and the other at the front, both benefit from featuring fitted wardrobes for added convenience and storage solutions. Completing the accommodation of this fantastic property is a contemporary shower room that includes a WC, wash hand basin, and a spacious walk-in shower enclosure, with a rear-facing opaque window that allows natural light to filter in.

OUTSIDE:

Externally, While there are no private garden grounds, located in the stunning Tweed Valley, the property is surrounded by parks, riverside walks, and offers easy access to beautiful open countryside, as well as world-renowned mountain bike trails, all right on your doorstep, perfect for exploring.

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 double glazed windows. PV solar panels. Telephone and fibre broadband connections.

DEVELOPMENT FACTOR:

The development is managed by Ross & Liddell with an annual factoring charge of approximately £498.00, including building insurance.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, curtains, light fittings throughout, and integrated kitchen appliances will be included in the sale of the property. All items of furniture within the property area available by separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B. Amount payable for year 2024/2025 - £1,479.72. 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 (82) with potential B (82).

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.

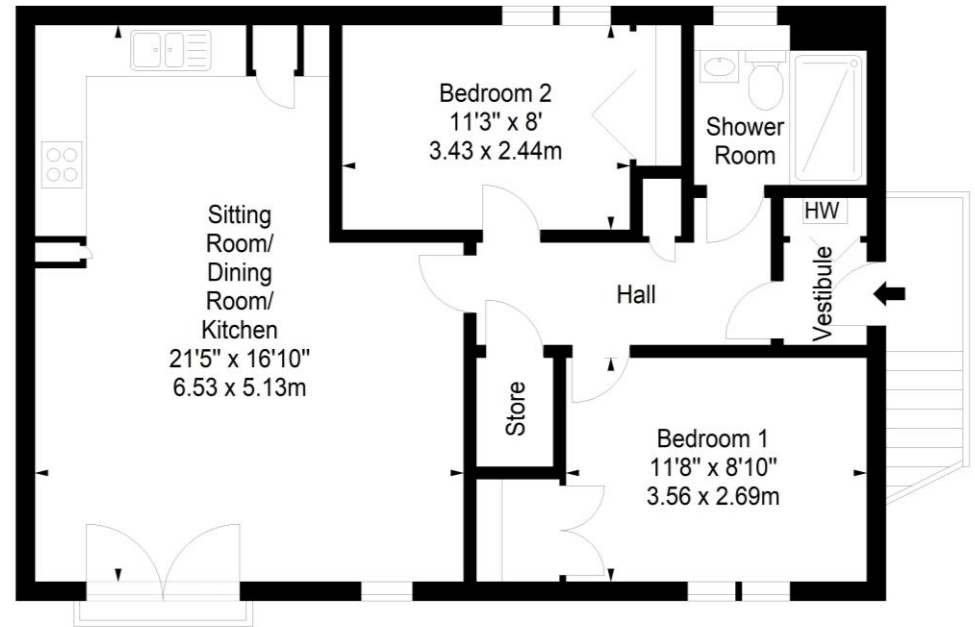
Particulars prepared October 2024.

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.

Caerlee Mill, Damside, Innerleithen, Scottish Borders, EH44 6AB



Approx. Gross Internal Area
707 Sq Ft - 65.68 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



BEST
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES

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