



33 Traquair Road, Innerleithen, EH44 6PD
Offers Over £200,000



Nestled in a sought-after location, a charming four-bedroom double upper flat with private mature garden perfectly positioned just a short stroll from the vibrant High Street in the scenic Borders town of Innerleithen.



DESCRIPTION:

Dating back to the 1870s, brimming with period charm, this fabulous property retains many original features, such as intricate corning, and boasts spacious, versatile accommodation spread over two floors, covering an impressive 1282 square feet. Benefits include, an abundance of both internal and external storage, private garden grounds, a driveway, and a single garage. Conveniently located within walking distance of shops, bars, restaurants, and schools, it also provides immediate access to cycle paths, riverside walks, and the scenic Tweed Valley countryside, perfect for outdoor exploration. Early viewing is highly recommended.

Accessed from Traquair Road via a private ground-floor entrance, the property features a staircase leading to a first-floor hallway landing, where a large window frames magnificent views of the surrounding hills and countryside. Positioned at the front of the property, the elegant sitting room showcases a wealth of traditional features, including a panelled bay window, a striking fire surround, and attractive ornate corning. The breakfasting kitchen features a range of wall and base units with contrasting worktops and a sink unit beneath a rear-facing window offering scenic views. Integrated appliances include an electric oven, hob, and cooker hood, with space for a washing machine and fridge freezer. There's also ample room for a table and chairs, ideal for family gatherings. Also on the first floor is a spacious, versatile room with a front-facing window, currently used as a bedroom but ideal as a second reception room for entertaining. To the rear, the large family bathroom features a WC, washbasin, separate shower, and a corner bath positioned under an opaque window that fills the space with natural light. Accessed via a turning staircase with a generously sized storage room below, the second floor landing provides access to all bedrooms and an additional storage cupboard that houses the boiler and tumble dryer. Enjoying dual aspect countryside views to the front and rear, the spacious principal bedroom features a fantastic array of fitted wardrobes, a comfortable and functional retreat. Across the landing with views to the front, an additional double bedroom features excellent fitted storage, maximising both space and functionality. While featuring two windows showcase stunning views to the rear, bedroom four is a comfortable single which could also serve as a dedicated home study, depending on requirements.

OUTSIDE:

Externally, equally impressive, the property features private grounds to the side and rear. A gated driveway leads to a covered carport and a single detached garage equipped with power and light, offering both convenient off-street parking, and secure storage. The private rear garden features a lawn bordered by a wonderful array of mature plants, greenery, and fruit trees that provide year-round bursts of colour. A paved patio beneath a timber pergola creates a tranquil space ideal for relaxation and alfresco dining during the warmer months. Additionally, further storage is provided by three brick outbuildings, along with shared use of another.

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. UPVC double glazed windows. Telephone and fibre broadband connections available.

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 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 D (62) with potential B (81).

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:

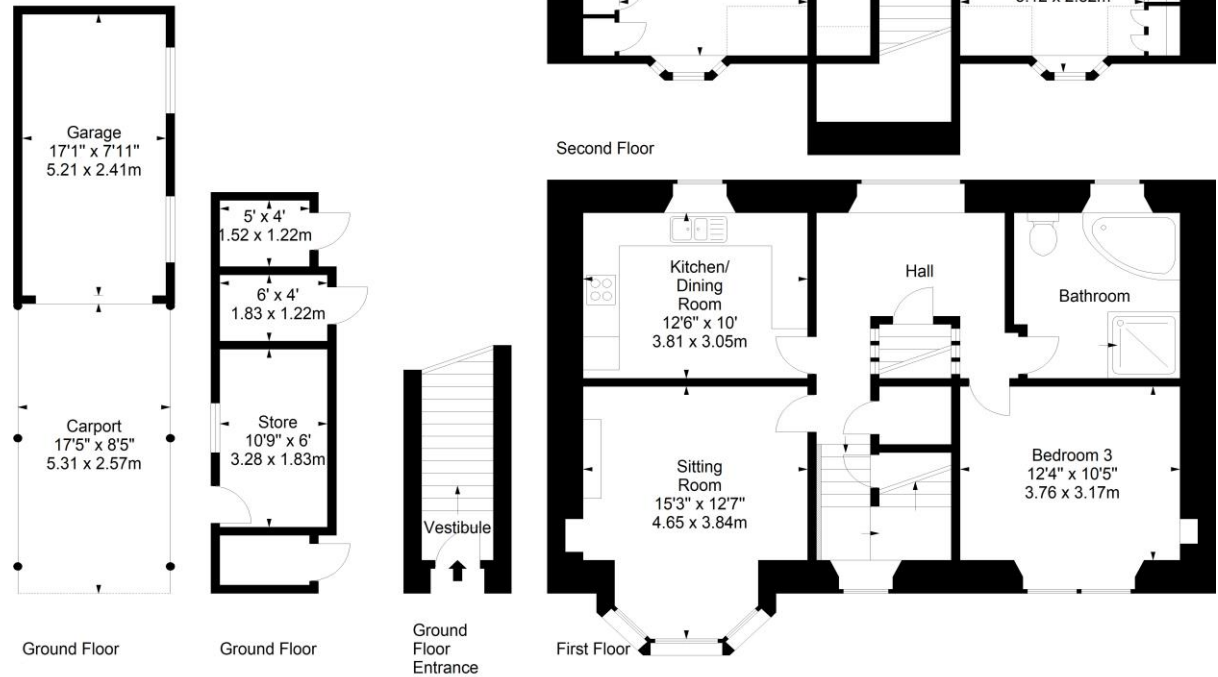
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Traquair Road,
Innerleithen,
Scottish Borders, EH44 6PD



Approx. Gross Internal Area
1282 Sq Ft - 119.10 Sq M
Out Buildings
Approx. Gross Internal Area
268 Sq Ft - 24.90 Sq M
For identification only. Not to scale.
© SquareFoot 2024



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL

SALES

10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk