



19 Ballantyne Street, Innerleithen, EH44 6LL
Fixed Price £145,000



Centrally situated just a short stroll from the bustling high street of the vibrant Borders town of Innerleithen, a two-bedroom terraced house with private front and rear gardens.



DESCRIPTION:

With 730 square feet of accommodation, the property presents an exciting opportunity for full modernisation and renovation, allowing the new owner to personalise and design a contemporary interior tailored to individual style and personal preferences. Occupying an ideal location close to an array of amenities, schooling at primary level within walking distance, easy access to a variety of parks, riverside walks, and cycle paths, this property is sure to prove popular to a wide range of buyers and early viewing comes highly recommended.

Internally, the accommodation comprises; entrance hallway with staircase to the upper floor, where an open area sits below, adding to the overall sense of spaciousness. The sitting room benefits from a bright dual aspect, with windows at both the front and rear, allowing natural light to flood in whilst offering ample room for both a comfortable lounge area and a dining space. Adjacent to the sitting room, the kitchen is equipped with a range of wall and base units, featuring an integrated electric oven, hob, and extractor fan. It also includes dedicated space and connections for a washing machine, tumble dryer, and fridge freezer. A window and external door at the rear provide both garden views and direct access to the private outdoor space. Up on the first floor, is a hallway landing which features a ceiling hatch leading to the loft space. There are two comfortable double bedrooms, one situated at the front and another at the rear. Each bedroom features either built-in storage, or wardrobe space enhancing functionality. Completing the accommodation is the family bathroom which includes a WC, wash hand basin, and a panelled bath with an electric overhead shower.

OUTSIDE:

Externally, although the property is accessed via a gated pathway shared with the neighbouring property, the section of private garden to the front is mainly laid to lawn bordered by an array of mature plantings. The secluded rear garden, also laid to lawn, provides a blank canvas for the new owner to create and landscape an outdoor retreat designed to personal choice. Additionally, a large timber garden shed and brick outhouse offers convenient outdoor storage, with the entire garden encased by timber fencing.

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. Timber double glazed windows. Telephone and broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings throughout, and the 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, with an annual charge of £1,268.33 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 F (36) with potential B (86).

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:

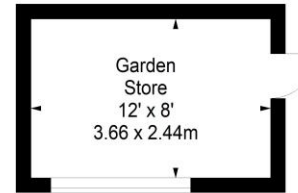
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

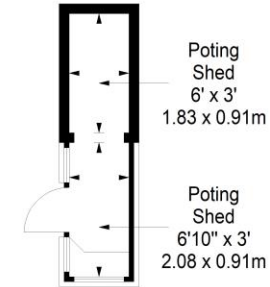
Ballantyne Street,
Innerleithen,
Scottish Borders, EH44 6LL



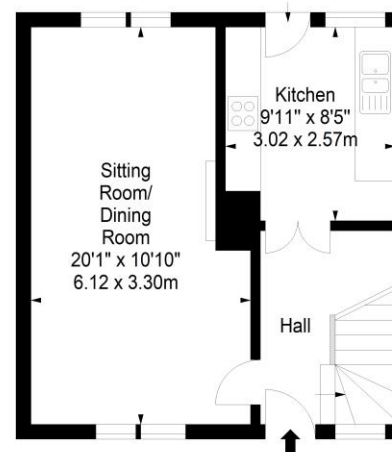
Approx. Gross Internal Area
730 Sq Ft - 67.82 Sq M
Garden Store & Potting Sheds
Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M
For identification only. Not to scale.
© SquareFoot 2024



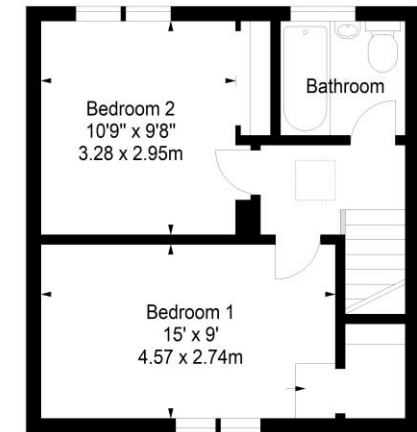
Ground Floor



Ground Floor



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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