



Toll House, Traquair Road, Innerleithen, EH44 6PF
Offers Over £265,000



Nestled in a picturesque yet tranquil setting, a unique three-bedroom detached cottage full of charm and character situated at the foot of the scenic Cadon Bank hills, located on the outskirts of the vibrant Borders town of Innerleithen.



DESCRIPTION:

Rich in history dating back to the 1800s, "Toll House" was originally built as a toll house and has been carefully extended over the years and today offers spacious and well-proportioned single-level accommodation, spanning a comfortable 902 square feet. Enjoying a prime location with exceptional amenities nearby, this property offers private gardens, effortless access to the stunning Tweed Valley countryside, and renowned biking trails just moments away. A true haven for outdoor enthusiasts or those seeking to soak in the breathtaking views, it is sure to captivate a wide range of buyers. Early viewing is highly recommended to fully appreciate all it has to offer.

Inside, the Toll House presents an exciting opportunity for the new owner to design an interior of choice, adding their own personal touch. It begins with an entrance vestibule that seamlessly leads into a welcoming inner hallway, providing access to all accommodation. Bathed in natural light from dual-aspect windows to the front and side, the inviting sitting room offers breathtaking views, with a multifuel burning stove at its heart providing both warmth and a charming focal point, perfect for cosy family evenings. The kitchen is fitted with a range of base units, incorporating both integrated and freestanding appliances, including an electric oven and hob, under counter fridge freezer, washing machine, and dishwasher. A charming Belfast sink sits perfectly beneath one of three windows, each framing breathtaking views from every angle. The kitchen also features an external door offering seamless access to the private garden, and an additional storage cupboard, whilst a traditional serving hatch, adds a touch of character. There are three well-appointed double bedrooms, each offering comfort and versatility. One features a charming side-facing bay window with picturesque hillside views and can easily be repurposed to suit individual preferences. The second bedroom enjoys stunning scenic views to the rear, while the third benefits from a side-facing window and includes fitted storage for added convenience. Completing the interior of the Toll House is the family shower room, featuring a WC, a vanity wash hand basin, an enclosed walk-in shower, and a rear-facing opaque window for privacy and natural light.

OUTSIDE:

Externally, the property is wrapped in private gardens with spectacular scenic views from all aspects. A paved pathway at the front leads to a raised area on one side, laid with decorative chippings, bordered by an array of mature plantings. To the rear, a gated and enclosed section features a small patio, accessible directly from the kitchen. On the opposite side, a private driveway provides convenient off-street parking, alongside an additional paved patio offering an ideal space for alfresco lounging and dining, enhanced by lush mature plants and shrubbery. A garden shed offers practical outdoor storage, while the entire garden is enclosed by original stone walling, mature hedging, and a newly installed timber fence.

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 which also provides education at nursery level. 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 Glentworth 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.

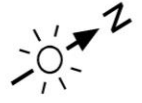








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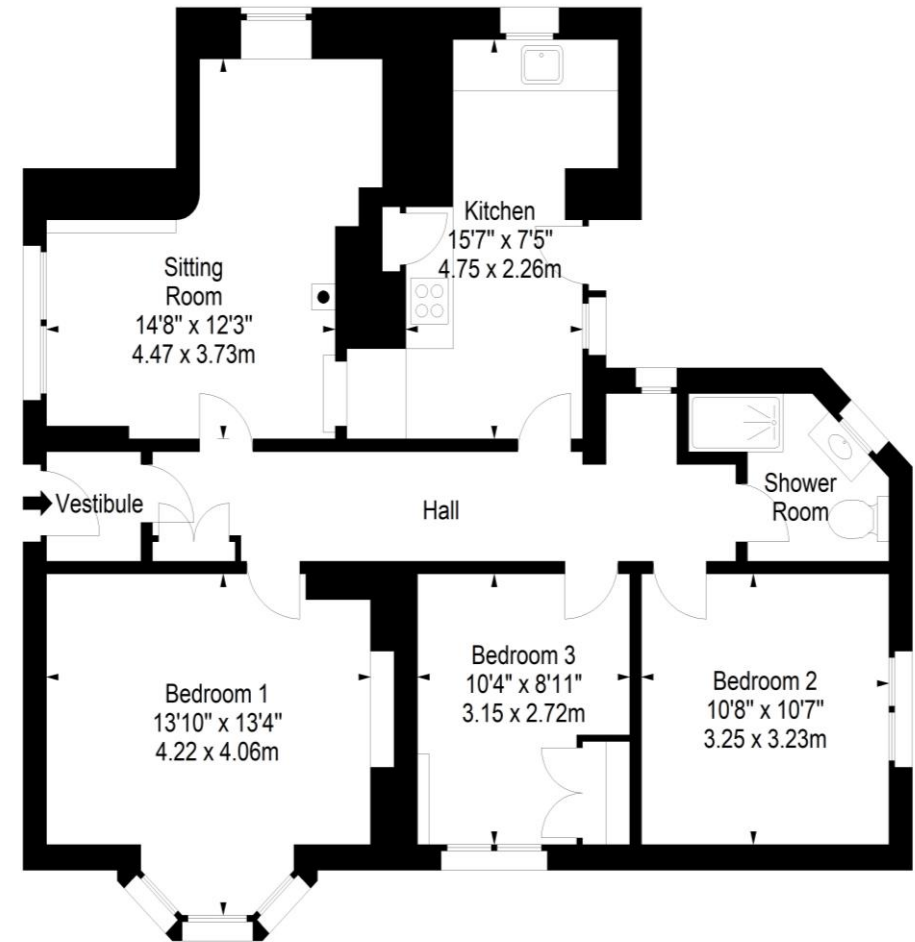


Approx. Gross Internal Area
902 Sq Ft - 83.80 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	17	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	



Ground Floor

SERVICES:

Mains water. Private drainage. Mains electricity. Space heating by electric storage heaters. Timber framed single glazed and double glazed UPVC sash and casement windows. Telephone and broadband connections available.

CONSERVATION AREA AND LISTED BUILDING:

The property is not located within the Conservation area. The property is not listed.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, both integrated, and free-standing appliances are to 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 D. Amount payable for year 2024/2025 - £1,902.58. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate, and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

EPC RATING:

The Energy Efficiency Rating for this property is F (30) with potential A (107).

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.

OFFERS:

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.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

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 February 2025.

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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