



4 George Street, Innerleithen, Peeblesshire, EH44 6LH  
Offers Over £199,000





A charming three-bedroom mid-terraced house, featuring 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 boasts of a fabulous contemporary kitchen and offers an impressive 1032 square feet of thoughtfully arranged accommodation spread across two comfortable levels. Ideally located just a short walk from the vibrant high street, which boasts a fantastic selection of shops, bars, and eateries. With nursery and primary schools nearby and direct access to the breathtaking Tweed Valley countryside and cycle paths, early viewing is highly recommended.

Well-presented throughout, the accommodation begins with a welcoming and openly spacious hallway, featuring a staircase leading to the upper floor with generous storage space beneath. The sitting room enjoys a large window to the front of the property filling the space with natural light, creating a relaxed homely ambiance. Accessible from the sitting room, the contemporary kitchen features a superb range of stylish, wall and base units, beautifully complemented by contrasting worktops and matching splashback, further enhanced by the addition of a thoughtfully integrated breakfast bar, perfect for casual dining. Integrated appliances include an eye level electric oven and microwave, electric hob, dishwasher, washing machine, and a fridge freezer. Completing the ground floor is the family bathroom with stylish tiling, conveniently accessed from the main hallway incorporating a WC, wash hand basin, a panelled bath with overhead shower, and a rear facing opaque window. On the first floor, a bright and spacious hallway landing features a ceiling hatch leading to a generous loft space offering practical storage. The property offers three comfortable double bedrooms to which all benefits from fitted storage—one at the front and two at the rear, both of which enjoy views of the hills beyond.

#### OUTSIDE:

Externally, there are private garden grounds to the front and rear of the property. The front garden has an area laid to lawn with timber sleeper and decorative chipped borders, all enclosed by mature hedging and fencing. The rear garden is a good size with an area laid to lawn, enhanced by a paved patio area set to the rear offering the perfect spot for alfresco dining during the warmer summer months. A garden shed provides excellent outdoor storage space and the garden is fully enclosed by timber fencing. Ample street parking is available on surrounding roads.

#### 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.





**SERVICES:**

Mains water and drainage. Mains electricity. Gas-fired central heating. Mixture of timber and UPVC double-glazed windows. Telephone and FTTP broadband connections available.

**ITEMS TO BE INCLUDED:**

All fitted floor coverings, light fittings, blinds, integrated kitchen appliances, and garden shed, 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 B. Amount payable for the financial year 2025/2026 - £1,627.20. 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 C (76) with potential B (89).

**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. Email address: mail@jbmeestateagents.co.uk. 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.

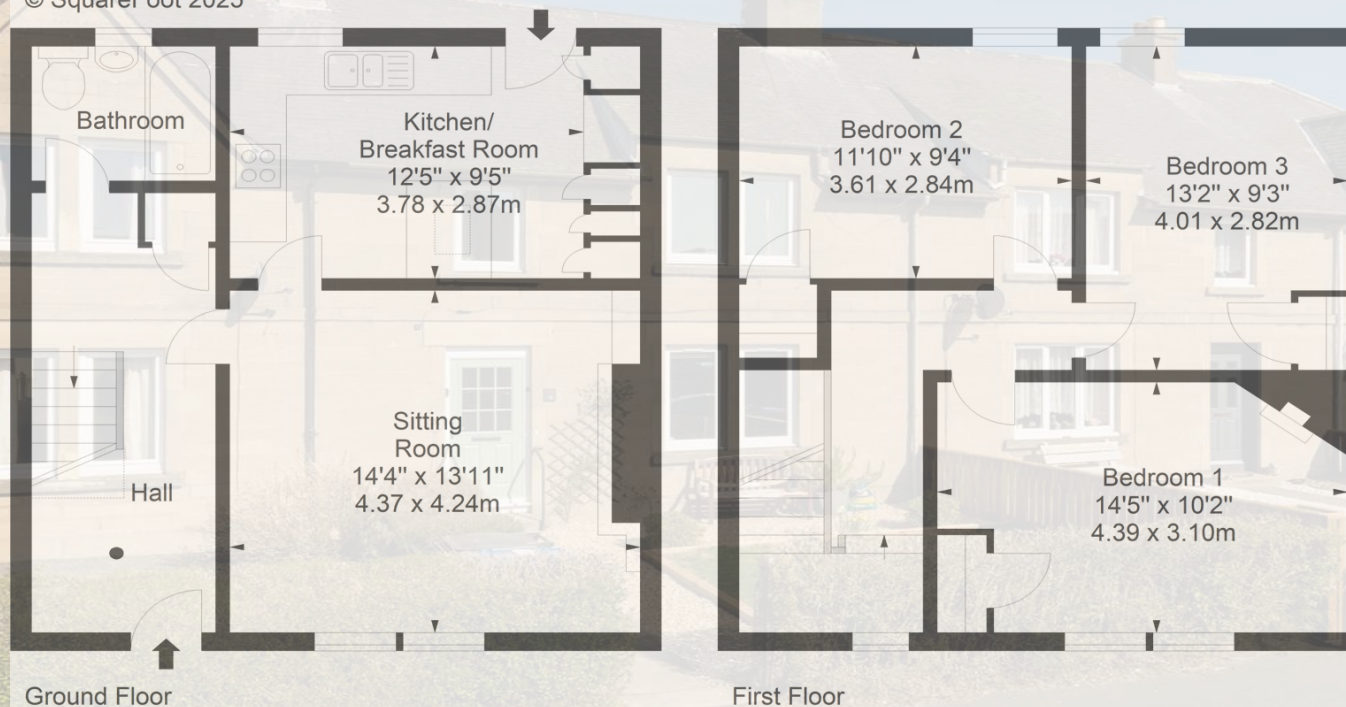
Particulars prepared April 2025.



George Street,  
Innerleithen,  
Scottish Borders, EH44 6LH



Approx. Gross Internal Area  
1032 Sq Ft - 95.87 Sq M  
For identification only. Not to scale.  
© SquareFoot 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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