



41 Caerlee Mill, Damside, Innerleithen, EH44 6AB
Fixed Price £280,000



A fabulous three-bedroom end-terrace house, nestled within a distinguished, award-winning contemporary development located in the heart of the scenic and vibrant Borders town of Innerleithen.



DESCRIPTION:

Presented with a stylish décor throughout, the property offers accommodation spanning 960 square feet across two floors with a thoughtfully designed interior featuring an inviting open-plan living area throughout the ground floor, perfect for modern family living. Boasting a range of benefits, including a private secluded rear garden, convenient off-street parking, as well as PV solar panels ensuring not only eco-friendly energy but also significant reductions in energy costs. Situated within walking distance of an excellent range of amenities, schooling, and renowned cycling trails, early viewing is strongly recommended.

Tastefully, and very well presented, the internal accommodation comprises; an entrance vestibule with a staircase leading to the upper floor, seamlessly connecting to an inner hallway which offers ample understairs storage, a serviced utility cupboard, and a well-appointed guest cloakroom complete with WC. The spacious and inviting sitting room is a fabulous space, bathed in natural light via rear-facing patio doors that perfectly blend indoor and outdoor living. Situated at the heart of the home, the kitchen boasts a range of modern wall and base units complemented by contrasting worktop surfaces featuring a stainless-steel sink unit below a side facing window. Integrated appliances, including an eye-level electric oven, electric hob, dishwasher, and fridge freezer, enhance both functionality and style. Situated to the front, the dining area perfectly connects with the kitchen, creating the ideal setting for family meals and entertaining guests. A utility cupboard within the hallway conveniently house the washing machine. Up on the first floor there is a hallway landing with generous fitted storage, and an access hatch to the loft space. The principal bedroom features a front-facing window, providing a wonderful open outlook, complemented by excellent fitted wardrobe space. Two additional comfortable bedrooms, situated at the rear of the property, offer serene views over the rear garden and the picturesque countryside beyond. Finishing off the accommodation is the contemporary family bathroom, featuring partial tiling and comprising of a WC, wash hand basin, a panelled bath with an overhead shower, and side facing opaque window allowing in the natural light.

OUTSIDE:

Externally, the property boasts a private garden at the rear, along with private off-street parking to the front. Beautifully designed, the low maintenance rear garden boasts a slated paved patio area completed by a raised deck, along with timber sleep flower beds. With ample space for both outdoor lounge and dining furniture, the rear garden offers the perfect setting family barbecues, and alfresco entertaining during the warmer summer months. Additionally there is a secure timber garden shed, a timber side gate, an outdoor water tap an external wall light, and water tight power point.

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.

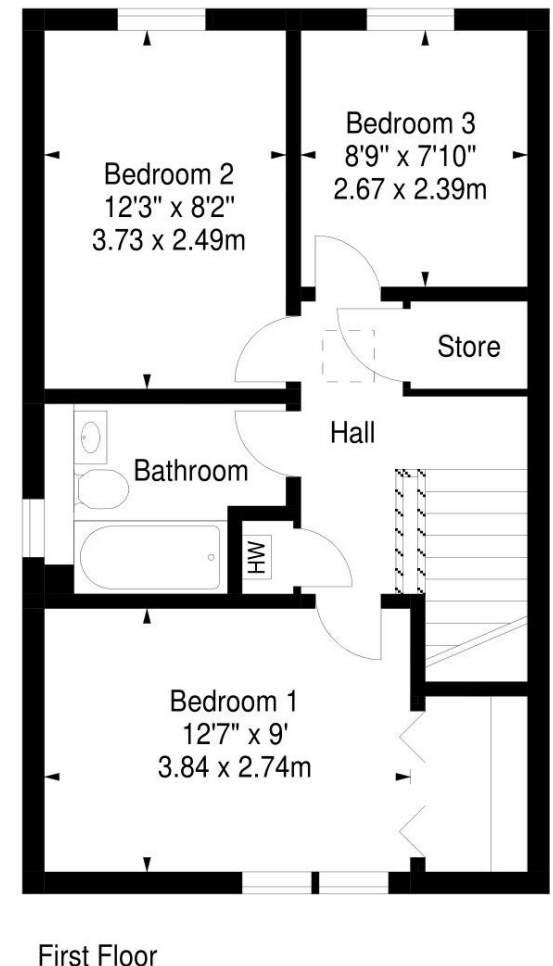
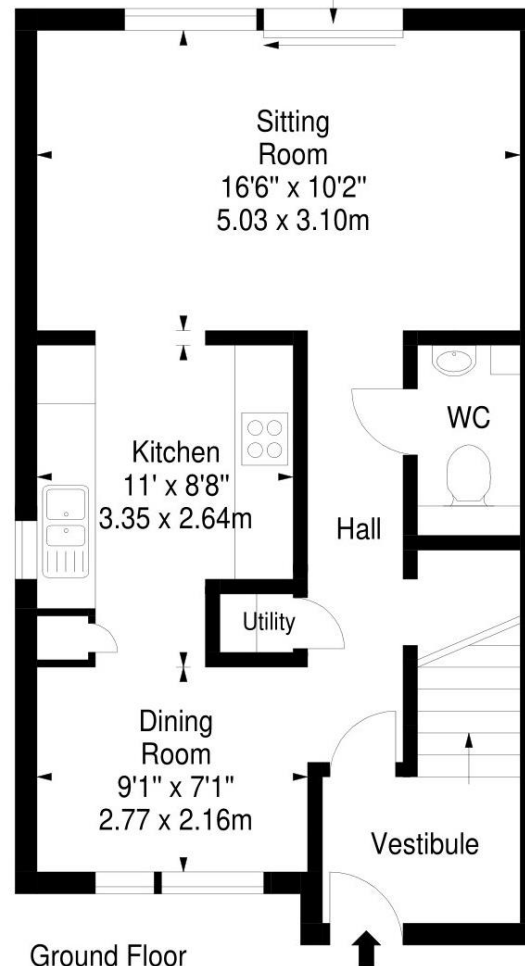




**Caerlee Mill,
Damside,
Innerleithen,
Scottish Borders, EH44 6AB**



Approx. Gross Internal Area
960 Sq Ft - 89.18 Sq M
For identification only. Not to scale.
© SquareFoot 2024



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. PV Solar Panels. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds throughout, and integrated 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 C. Amount payable for year 2025/2026 - £1,859.65. 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 (84) with potential B (85).

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.

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 April 2025, photos taken March 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.



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