



81 High Street, Innerleithen, Peeblesshire, EH44 6HD
Offers Over £175,000



Situated in the heart of the picturesque and sought-after Borders town of Innerleithen, a well-proportioned three-bedroom ground floor flat with an extensive private rear garden.



DESCRIPTION:

Dating back to the late 1800s, this charming property offers 924 square feet of versatile, single-level accommodation with a comfortable layout. Conveniently positioned at the end of Innerleithen's High Street, home to an excellent selection of independent shops, bars, eateries, and coffee spots, this charming flat offers the perfect blend of lifestyle and location. With idyllic walks and scenic cycle paths right on the doorstep, it presents an ideal opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

Well-presented, the internal layout begins with a welcoming entrance hallway with an extremely practical storage cupboard. Decorated in soothing neutral tones, the spacious sitting room comfortably accommodates both lounge and dining furniture, with an attractive fireplace providing a warm and inviting focal point. Situated at the rear of the property, the kitchen is fitted with a range of wall and base units, featuring integrated appliances including an electric oven, gas hob, and extractor fan, along with plumbing and space for a dishwasher. A practical utility area located in the rear hallway accommodates a washing machine and tumble dryer, offers generous fitted storage cupboards, and provides convenient access to the garden via a side external door. The property features three comfortable double bedrooms, offering excellent flexibility. The principal bedroom is positioned at the front and accessed from the entrance hallway, while the remaining two enjoy peaceful rear-facing views and are reached via the central hallway. Each room is well-proportioned and can be easily adapted to meet individual needs—whether as a home office, or additional living space. Completing the accommodation and located at the rear, the family bathroom incorporates a WC, wash hand basin, a panelled bath with overhead shower, and a side facing opaque window allowing in the natural light.

OUTSIDE:

Externally, the property benefits from having an extremely generously sized area of private garden ground to the rear. Accessible via a shared pathway from both the interior and exterior, the extensive south-facing garden is divided into two generous sections. The first section is predominantly laid to lawn, complemented by mature shrubs and bedding areas, with a timber garage offering excellent storage for garden essentials. Beyond a low-level hedge, the second section features decorative chippings and presents a fantastic blank canvas—ideal for creating a personalised outdoor retreat, whether for relaxing, entertaining, or gardening. Each section includes paved patio areas that provide ideal spots for alfresco dining and relaxing, perfect for making the most of the warmer summer months.

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 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.

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.



High Street,
Innerleithen,
Scottish Borders, EH44 6HD



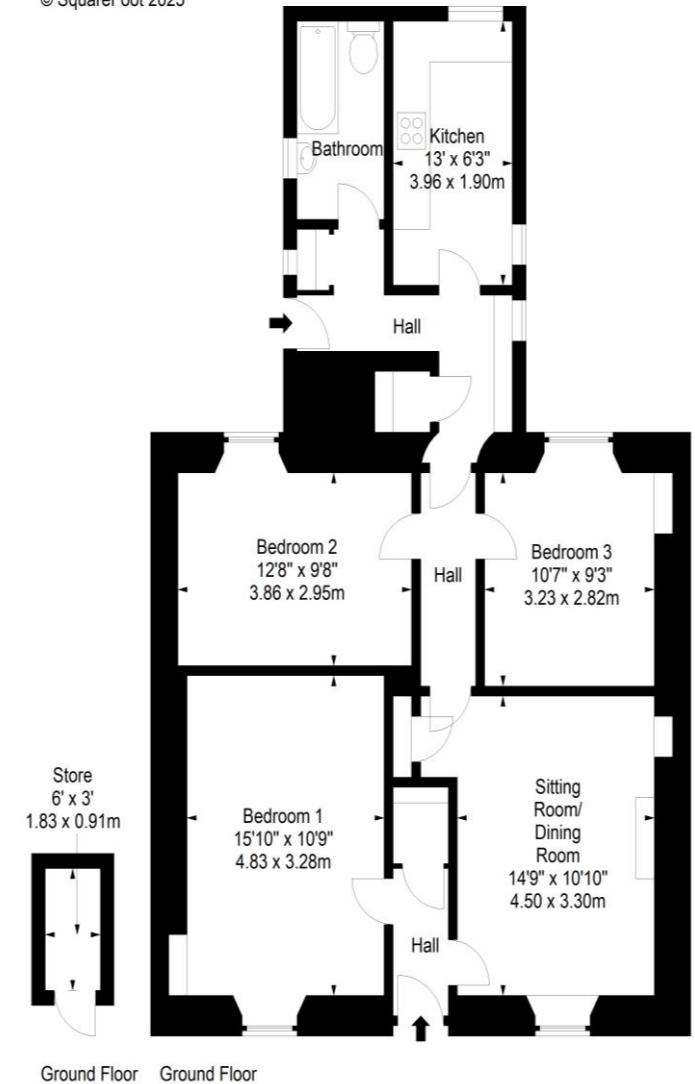
Approx. Gross Internal Area
924 Sq Ft - 85.84 Sq M

Store

Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M

For identification only. Not to scale.

© SquareFoot 2025



SERVICES:

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

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 A. Amount payable for 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 D (65) with potential C (78).

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:

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.



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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