



Greenhead Cottage, 67 Leithen Road, Innerleithen, EH44 6PD
Offers Over £230,000



Nestled in the picturesque Borders town of Innerleithen, a charming traditional stone built two-bedroom cottage enjoying a peaceful setting tucked away off Leithen Road, just a short stroll from the vibrant High Street.



DESCRIPTION:

Dating back to the mid-1800s and named Greenhead "Cottage" this delightful property is brimming with charm and offers a warm, welcoming ambience, and while now ready for modernisation and upgrade, it retains a comfortable and practical layout, extending to 725 square feet spread across one level. Just moments from a fantastic selection of shops, restaurants, bars, and coffee houses, as well as charming riverside walks and the world-renowned cycle trails, this property holds broad appeal and is certain to captivate a wide range of buyers. Early viewing is strongly recommended.

Approached through a leafy mature front garden, the internal layout opens into an entrance vestibule, which in turn leads to an inviting inner hallway. Enjoying a front-facing outlook with views over the private garden, whilst featuring a timber and stone fire surround with electric flame effect fire give the room a warming focal point. Accessed from the sitting room and also enjoying lovely garden views, the kitchen is fitted with a range of units complemented by contrasting worktops and a tiled splashback. There is space and services in place for a cooker, washing machine, and tumble dryer, while the adjoining utility area accommodates a fridge freezer and provides excellent additional storage. The property offers two comfortable bedrooms, one positioned to the front, enjoying dual-aspect windows to the front and side, and the second overlooking the rear garden with twin windows. The rear bedroom also benefits from fitted storage and provides access to the loft space. Completing the accommodation of this quaint stone cottage is the shower room which incorporates a WC, wash hand basin, and a shower unit, whilst a side facing window allows in the natural light.

OUTSIDE:

Externally; the property enjoys well-proportioned private front gardens, beautifully enhanced by a wonderful array of mature shrubs, bushes, and trees. A neat lawn bordered by flower beds creates a charming area to one section, while several paved patio spaces provide ideal spots for outdoor dining and lounging, perfect for alfresco entertaining and relaxing on warmer summer days. An attached outhouse to one side of the property offers external storage space and the garden is enclosed by both timber fencing and mature hedging. On street parking is conveniently available on Leithen Road, towards the front of the property.

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. UPVC double-glazed windows. Telephone and FTTP broadband connections available.

CONSERVATION AREA AND LISTED BUILDING:

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and 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 the financial 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.

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 E (47) with potential C (79).

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:

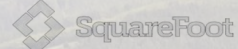
While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains 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:

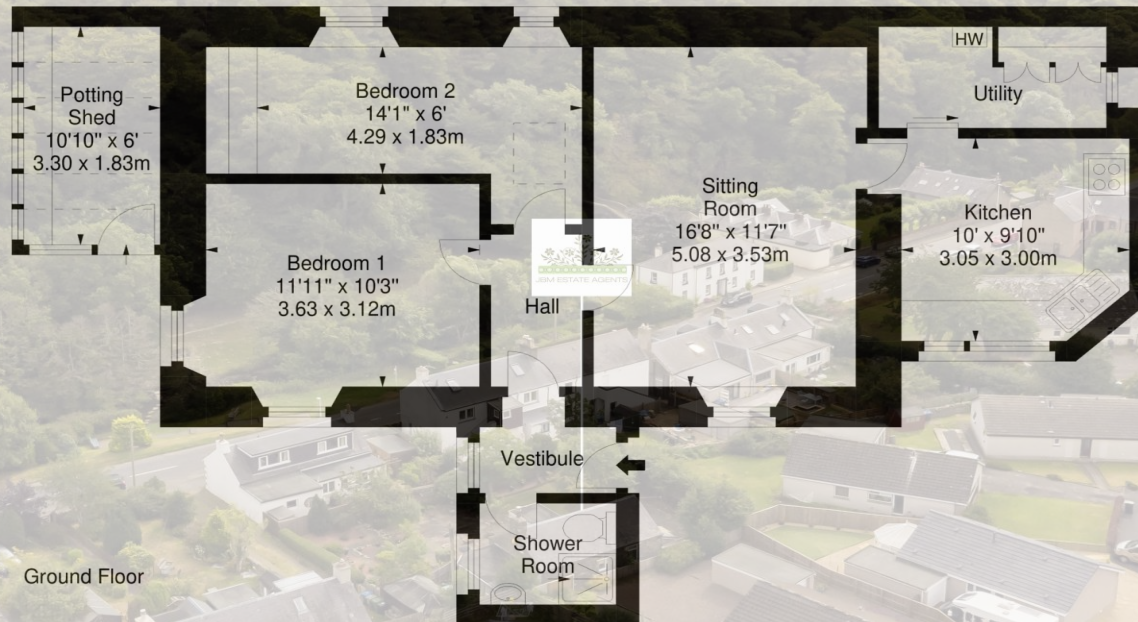
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 September 2025.

**Greenhead Cottage,
Leithen Road,
Innerleithen,
Scottish Borders, EH44 6HY**



Approx. Gross Internal Area
725 Sq Ft - 67.35 Sq M
Potting Shed
Approx. Gross Internal Area
65 Sq Ft - 6.04 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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