



9 Drovers Way, Innerleithen, Peeblesshire, EH44 6HE
Offers Over £175,000



A delightfully spacious,
modern double-upper flat
featuring three bedrooms
and occupying a central
position just off the
bustling High Street in the
picturesque Borders town
of Innerleithen.



DESCRIPTION:

Built in the early 1990s, the property offers comfortable accommodation across two well-proportioned floors, totalling an impressive 1199 square feet, and also benefits from a private rear balcony that provides fabulous views over the surrounding hills and countryside. Situated within easy reach of excellent local amenities, including coffee and gift shops, bars, and restaurants, and just a short walk from St Ronan's Primary School, the property also enjoys immediate access to a wide range of outdoor pursuits, such as riverside walks and bike trails. Early viewing comes highly recommended.

Accessed through a secure entry call system and communal hall with stairwell, the property opens into a welcoming entrance hallway, complete with a generous walk-in storage cupboard and a convenient guest WC. Situated to the rear, the sitting room is a superbly spacious area, featuring charming dual windows with views over Leithen Water, and providing ample space for both lounge and dining furniture. The kitchen is fitted with a generous range of wall and base units, complemented by contrasting worktops and a sink positioned beneath a front-facing window. Integrated appliances include a gas hob, electric oven, and cooker hood, while there is also space and plumbing for a washing machine and fridge freezer. Adjacent to the kitchen is a double bedroom with a front-facing window, which could equally function as a dining room or home office, providing versatile options to suit individual needs. On the second floor, there are two further double bedrooms and a family bathroom. The principal bedroom is exceptionally spacious, featuring fitted wardrobes and a glazed door at the rear leading to a generous balcony with views over Leithen Water and the surrounding hills. The second bedroom is a comfortable double at the front of the property, complete with a generous built-in wardrobe. The family bathroom is exceptionally spacious and includes a panelled bath, separate shower cubicle, WC, and wash hand basin.

OUTSIDE:

Externally, while there are no private garden grounds, the property benefits from a lovely, mature shared garden with a drying area, set on the banks of Leithen Water. In addition, the principal bedroom's fabulous second-floor balcony offers superb views and provides an ideal spot for alfresco relaxation. The town of Innerleithen, along with neighbouring towns and villages, offers a fantastic array of outdoor pursuits to enjoy throughout the year.

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.



SERVICES:

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen 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 the financial year 2025/2026 - £2,092.11. 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 (80) with potential C (80).

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 December 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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