

**Peebles**

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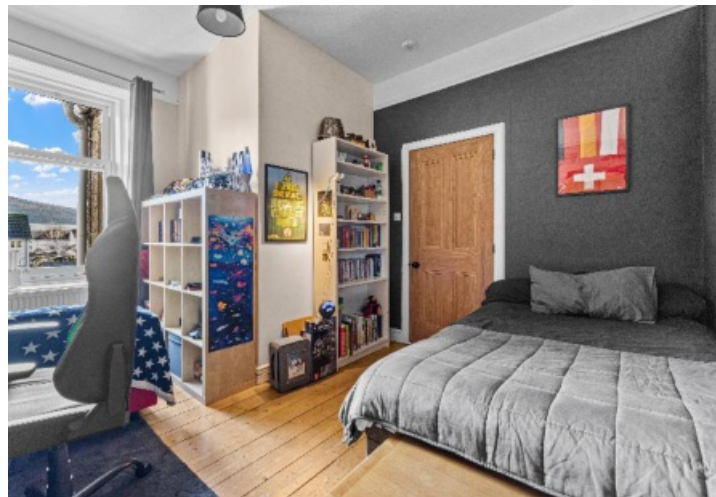
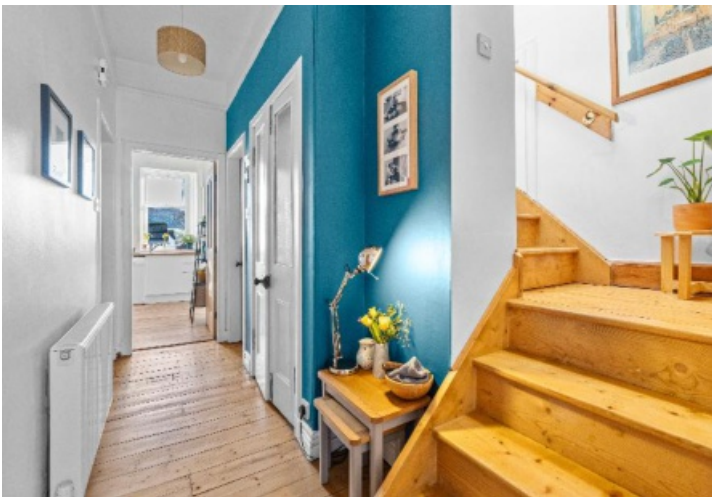
**Offers Over £225,000**

**CULLEN KILSHAW**  
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**33 Miller Street, Innerleithen, EH44 6QR**



Located in the popular Borders town of Innerleithen, this spacious double upper flat offers generous and flexible accommodation extending to approximately 97m<sup>2</sup>. With its own private main door entrance, the property forms part of a traditional building dating from around 1880 and combines period features with practical modern living.

Presented in excellent decorative order throughout, the property includes three well-proportioned bedrooms, including a spacious principal bedroom with ensuite cloakroom. The bright and versatile accommodation provides plenty of space for family life, entertaining, or working from home.

To the rear, there is a large private garden area laid mainly to lawn, providing an excellent outdoor space to enjoy.

A real bonus is the detached garden office/gym, extending to approximately 15m<sup>2</sup> and complete with power and lighting. This useful additional space could suit a variety of uses including a home office, gym, studio, or hobby room.

Innerleithen has become particularly well renowned for its outdoor pursuits, especially mountain biking, walking and access to the surrounding countryside, making this an ideal property for those looking to enjoy an active lifestyle while remaining within easy reach of local amenities.

This is a fantastic opportunity to acquire a sizeable period property in a sought-after Borders location with excellent access to the outdoor activities the area is known for.

## Accommodation

**GROUND FLOOR**  
\* Entrance hallway

**FIRST FLOOR**  
\* Landing  
\* Living room with a wood burning stove  
\* Dining kitchen with an integrated oven, hob and extractor  
\* Double bedroom with fitted wardrobes  
\* Further bedroom

**ATTIC FLOOR**  
\* Upper landing  
\* Dual aspect master bedroom with en-suite cloakroom

**ADDITIONAL INFORMATION**  
\* Gas central heating  
\* Double glazing  
\* Generous private garden grounds to the rear  
\* Timber home office / gym with power and light

## 33 Miller Street, Innerleithen, EH44 6QR

Approximate Gross Internal Area = 97.8 sq m / 1053 sq ft  
Garden Office = 15.0 sq m / 161 sq ft  
Total = 112.8 sq m / 1214 sq ft

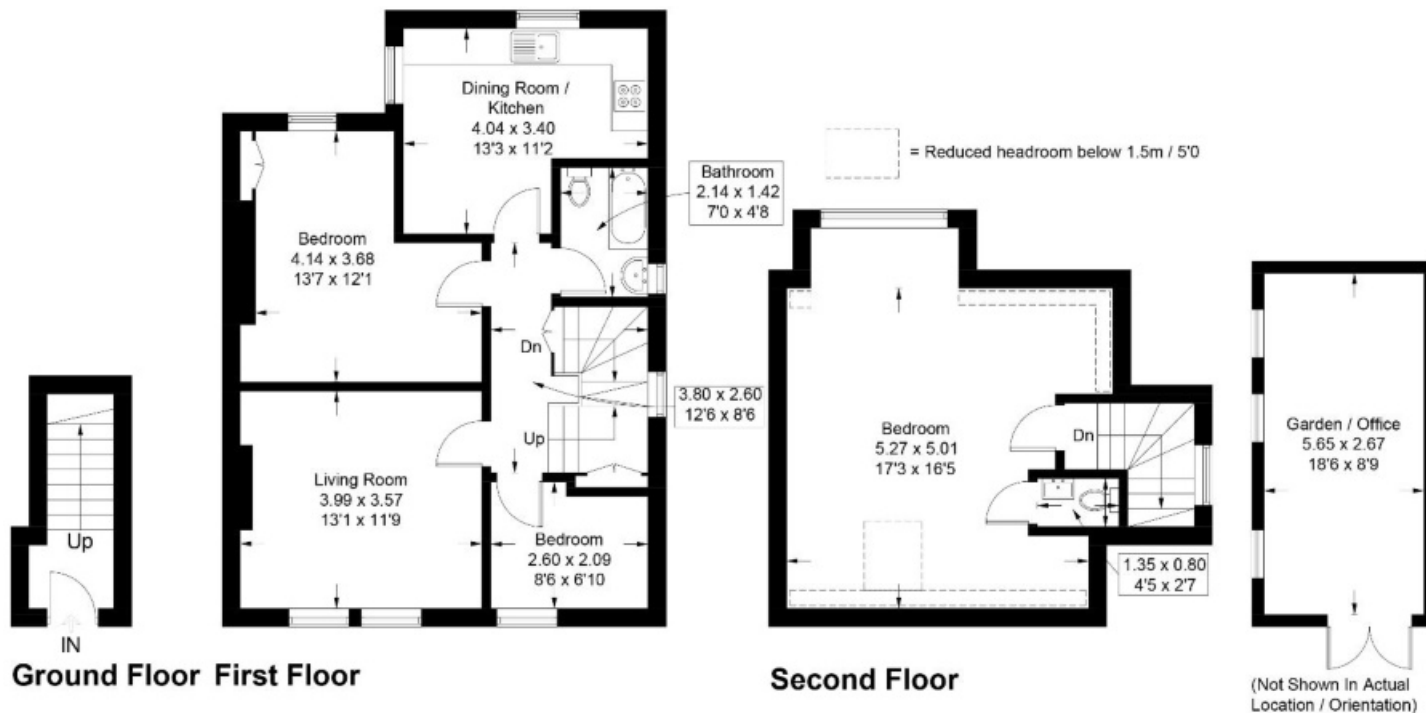


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301071)

## Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

## Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

## Services

Mains gas, electricity, water and drainage.

## EPC

Band D

## Council Tax

Band A

## Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon



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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.