



10 Craigside, Buccleuch Street, Innerleithen, Peeblesshire, EH44 6LD  
Offers Over £135,000



An extremely charming two-bedroom second-floor flat forming part of the impressive converted former Craigside Church in the heart of the picturesque and vibrant Borders town of Innerleithen.



#### DESCRIPTION:

Dating back to the 1870's, the property offers comfortable accommodation extending to approximately 654 square feet, while enjoying stunning elevated views across the rooftops and towards the surrounding hills and countryside beyond. Known for its friendly community atmosphere, Innerleithen boasts an excellent range of local amenities including independent shops, cafés, restaurants, and traditional pubs. The town is also renowned for its world-class mountain biking and outstanding outdoor pursuits, with trails at Glentress and the scenic Tweed Valley close at hand. With so much to offer, this charming property will prove popular, and early viewing is highly recommended.

Accessed via a secure entry call system and a well-maintained communal entrance hall and stairwell, the accommodation is freshly decorated throughout in crisp white tones, offering a superb blank canvas for the new owner to tailor and style to their own taste and specification. The property opens into a welcoming hallway, complete with a built-in cupboard providing practical storage space. The sitting room is bathed in natural light from a side-facing window, together with two Velux windows that create a wonderfully bright and airy atmosphere, ideal for relaxing beneath the stary evening skies. Generously proportioned, the room offers ample space for both lounge and dining furniture, making it perfectly suited to modern living and entertaining alike. The kitchen is fitted with a good range of base units, incorporating space and services for a cooker, washing machine, and under-counter fridge and freezer. A breakfast bar provides the perfect setting for casual dining, with a rear-facing Velux window, framing fabulous views across the surrounding tree-lined hills and countryside beyond. There are two comfortable bedrooms, both benefitting from side-facing Velux windows that capture far-reaching views across the rooftops and surrounding countryside. One bedroom further enjoys the advantage of fitted wardrobes along with a built-in cupboard, providing excellent additional storage space. Completing the accommodation is the bathroom, fitted with a WC, wash hand basin, and a panelled bath with shower over.

#### OUTSIDE:

Externally, to the front of the building there is a communal area with timber bin stores, while to the rear there is a gravelled drying area. Residents also benefit from off-street parking to the side, as well as unrestricted on-street parking. Although the property does not include private garden grounds, it is ideally positioned close to a range of local parks, riverside walks, and an abundance of outdoor pursuits right on the doorstep.

#### 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 in Galashiels and there are a number of local theatre and music groups, notably St Ronan's Silver Band and Tweedvale Pipe Band.

#### OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to [mail@jbmestateagents.co.uk](mailto:mail@jbmestateagents.co.uk) or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.



#### SERVICES:

Mains water and drainage. Mains electricity. Gas central heating. Timber double-glazed windows/Velux. FTTP broadband connection available.

#### LISTED BUILDINGS AND CONSERVATION AREA:

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 throughout, and the cooker 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 2026/2027 - £1,513.89. 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 (77) with potential C (77).

#### 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:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

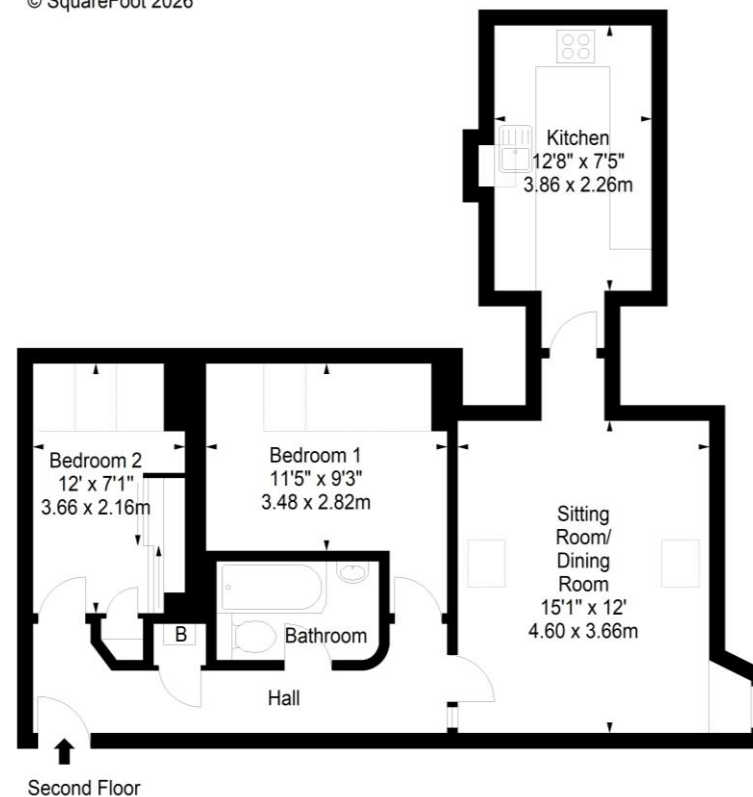
Particulars prepared May 2026.

**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.

Craigside Church,  
Buckleuch Street,  
Innerleithen,  
Scottish Borders, EH44 6LD



Approx. Gross Internal Area  
654 Sq Ft - 60.76 Sq M  
For identification only. Not to scale.  
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