



Glenley, Leithen Crescent, Innerleithen, Peeblesshire, EH44 6JL
Offers Over £320,000



Occupying a peaceful, tucked-away setting, a delightful two-bedroom detached bungalow with semi-detached single garage enjoying a convenient location just a short stroll from the High Street of the thriving Borders town of Innerleithen.



DESCRIPTION:

Built in the early 1990s, the property has been thoughtfully modernised and extended, offering beautifully presented accommodation in excellent decorative order. Calming interiors and a well-considered layout create a comfortable and inviting home, with approximately 948 square feet of accommodation arranged across a single level, complemented by charming private gardens. With a highly convenient location and the renowned countryside walks and mountain bike trails of the Tweed Valley readily accessible from the doorstep, this appealing property is sure to attract strong interest. Early viewing is highly recommended to fully appreciate the accommodation and the wonderful setting this property has to offer.

With a welcoming approach via a gravelled driveway, shared with the neighbouring bungalow, the property enjoys its own private parking area, and opens into a bright and inviting hallway, complete with fitted storage area currently utilised as a study space. Boasting a relaxing ambience and set to the rear, the sitting room features large, glazed patio doors not only filling the space in natural light but also offering a pleasant outlook and easy access to the private garden. Positioned to the front, the modern dining kitchen is fitted with an excellent range of stylish wall and base units, complemented by sleek worktops and a tiled splashback. Integrated appliances include an eye-level electric oven and a combi microwave, an electric induction hob, fridge freezer, and a dishwasher. Ample space for a dining table and chairs offers the ideal setting for family gatherings and entertaining. Adjacent to the kitchen, a spacious utility room provides a practical addition to the property. The room features an impressive, vaulted ceiling with Velux window, creating a bright and airy space, while fitted base units incorporate space and plumbing for a washing machine. A rear external door provides convenient direct access to the garden. There are two well-proportioned double bedrooms, with the front-facing bedroom benefiting from fitted storage, while the second enjoys a pleasant outlook over the private rear garden. Completing the accommodation is a contemporary shower room, comprising a WC, vanity unit with wash hand basin, and a generous walk-in shower, complemented by a stylish tiled finish. A rear-facing opaque window allows plenty of natural light to fill the room.

OUTSIDE:

Externally; there are private gardens to the front, side, and rear of the property. A gravelled driveway to the front provides convenient off-street parking and leads to a single semi-detached garage, which benefits from both power and light. The rear garden enjoys a pleasantly secluded setting, with areas of lawn and decorative stone chippings complemented by a wonderful array of mature planting and established shrubbery, whilst a paved patio provides an ideal setting for alfresco dining and outdoor relaxation during the warmer summer months. Additionally, a timber garden shed provides excellent storage for tools and equipment, while a greenhouse will appeal to those with a passion for gardening. The garden is fully enclosed by timber fencing, creating a private and secure outdoor space.

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. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, 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 D. Amount payable for the financial year 2026/2027 - £2,270.84. 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 (75) 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:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmeestateagents.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.

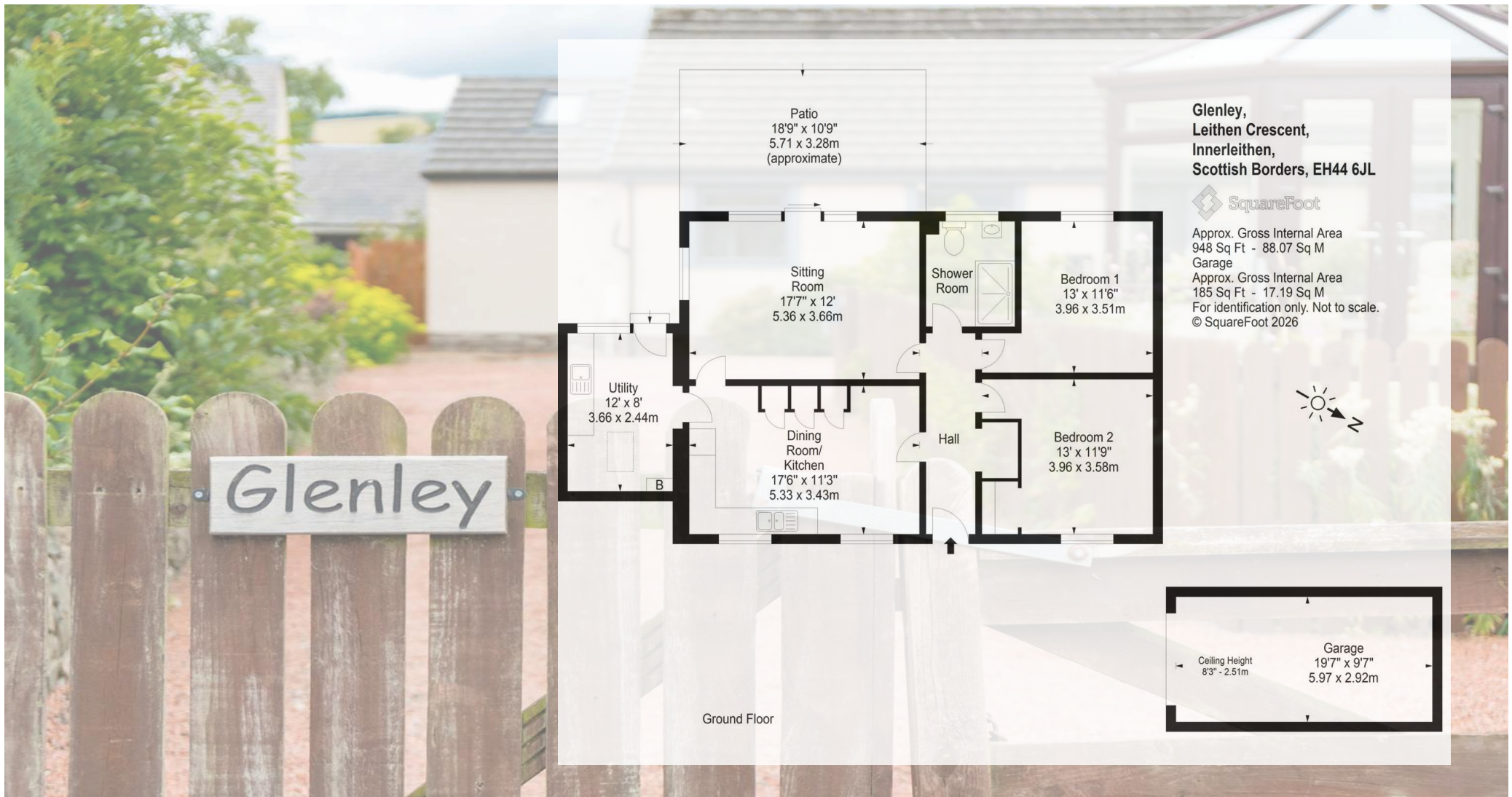
IMPORTANT NOTE:

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 August 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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbmstateagents.co.uk