



41A Leithen Road, Innerleithen, Peeblesshire, EH44 6HX  
Offers Over £160,000



A charming two-bedroom first and attic floor flat, ideally positioned within a traditional solid stone terraced building in the picturesque Borders town of Innerleithen.



#### DESCRIPTION:

Dating back to the 1870s, this well-proportioned property offers 637 square feet of practical accommodation arranged over two levels. The property enjoys a charming outlook over the Leithen Water and is superbly located just a short stroll from the vibrant High Street, which offers a wide range of amenities including shops, cafés, bars, and restaurants. The area also benefits from nearby parks, riverside and woodland walks, as well as easy access to cycle paths and mountain biking trails. This appealing flat is ideally suited to a first-time buyer or buy-to-let investor and is expected to generate strong interest. Early viewing is highly recommended.

Accessed via an external stone staircase to the rear of the building, the accommodation opens into a welcoming entrance hallway with a staircase rising to the upper floor which incorporates a generous storage cupboard beneath. Positioned to the front of the property is a bright and spacious sitting room, featuring a gas fire with timber surround, alcove display shelving with storage below, and a window providing an idyllic leafy outlook across the tree-lined banks of the Leithen Water. Accessed from the sitting room, the kitchen is fitted with a good range of modern wall and base units, complemented by contrasting worktop surfaces and a tiled splashback. Integrated appliances include an electric oven, gas hob, and extractor hood, while there is space and plumbing for a washing machine and an undercounter fridge and freezer. Also enjoying front-facing views and positioned adjacent to the sitting room is a comfortable double bedroom, which could equally be utilised as a home office or children's nursery if required. Completing the first-floor accommodation is the light and airy bathroom, which comprises a WC, wash hand basin, and a panelled bath with shower over. An opaque rear-facing window allows natural light to flood the space. Rising to the upper floor, there is a landing with useful eaves storage space and a good-sized double bedroom with generous built-in storage. The bright and comfortable room features a dormer window with a fitted window seat, complete with storage below, and enjoys far-reaching views over the surrounding hills and countryside to the rear.

#### OUTSIDE:

Externally, there is a well-maintained area of private garden ground to the rear, featuring sections of lawn bordered by mature planted beds and a decorative chipped area, complemented by a paved patio, the ideal setting for alfresco dining during the summer months. This delightful outdoor space is well positioned to enjoy sunshine throughout the day, and benefits from having an alarmed timber shed with metal lining providing excellent secure, lockable storage. The garden is fully enclosed by timber fencing. Unrestricted on-street parking is available to 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 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. Mains gas central heating. UPVC doubled glazed windows. FTTP broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout and the integrated appliances will be included in the sale. Additionally, free-standing kitchen goods, as well selected pieces of furniture may be available.

#### 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 D (62) with potential C (69).

#### 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](mailto: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.

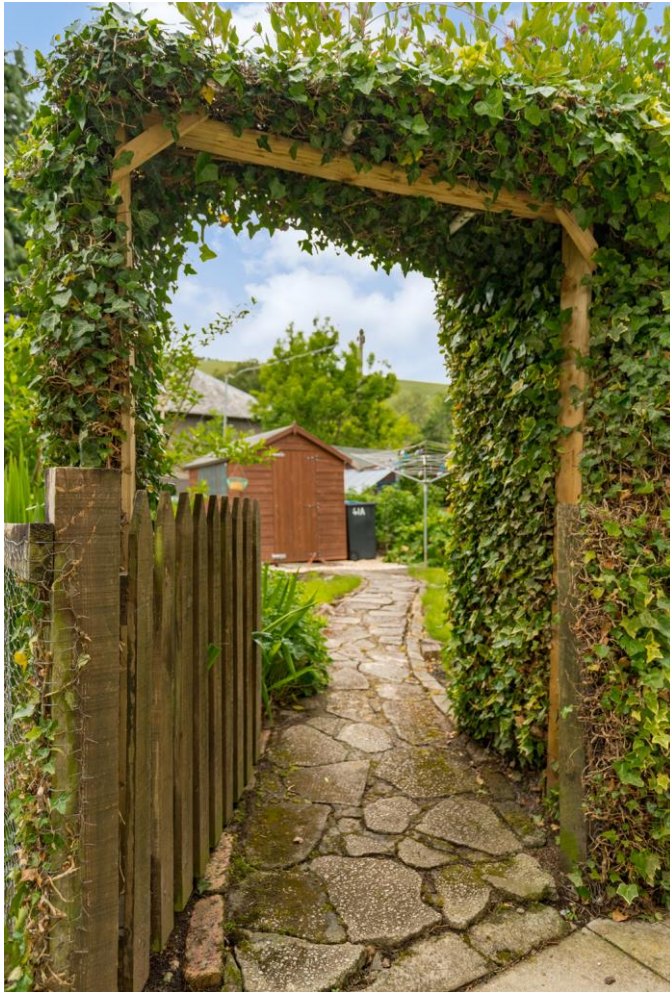
#### IMPORTANT NOTE:

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.

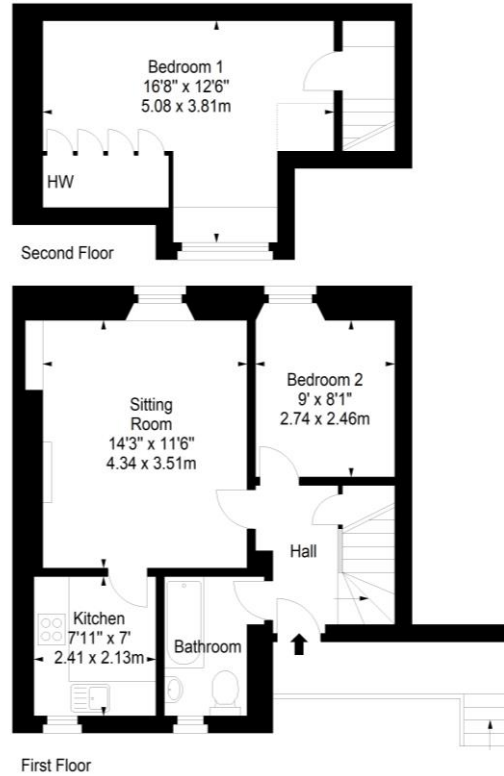
Particulars prepared June 2026.



Leithen Road,  
Innerleithen,  
Scottish Borders, EH44 6HX



Approx. Gross Internal Area  
637 Sq Ft - 59.18 Sq M  
For identification only. Not to scale.  
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**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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