

Peebles
Call 01721 723999

Offers over £365,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



58 Waverley Mills, Innerleithen, EH44 6RH



Set within the established Waverley Mills development in the picturesque Borders town of Innerleithen, 58 Waverley Mills is a beautifully presented detached family home extending to approximately 112m². Offering generous and well-balanced accommodation throughout, the property features four bedrooms including a master with en-suite, along with two versatile public rooms ideal for modern family living. Further benefits include a private garage, EV charger, and attractive surroundings, making this an excellent opportunity for those seeking a comfortable and energy-conscious home in a desirable residential setting

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Bay windowed living room
- * Kitchen with integrated oven, hob and extractor hood
- * Utility room
- * Dining room with patio doors offering direct access to the rear garden
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Four bedrooms, (master with en-suite shower room)
- * Bathroom

ADDITIONAL INFORMATION

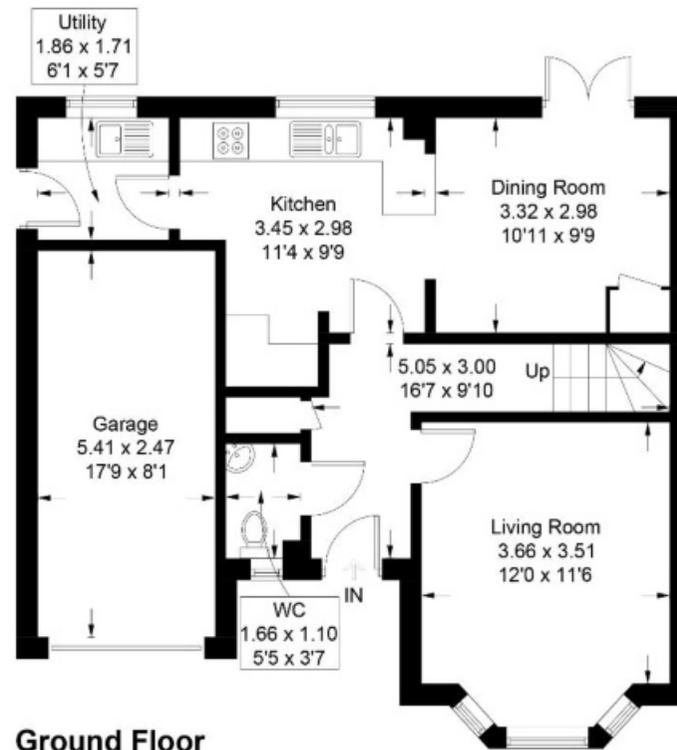
- * Gas central heating
- * Double glazing
- * Garage with up and over door, power and light
- * EV Charger
- * Driveway
- * Enclosed rear garden predominantly laid to lawn, incorporating a paved patio area
- * Ample residents parking

58 Waverley Mills, Innerleithen, EH44 8RH

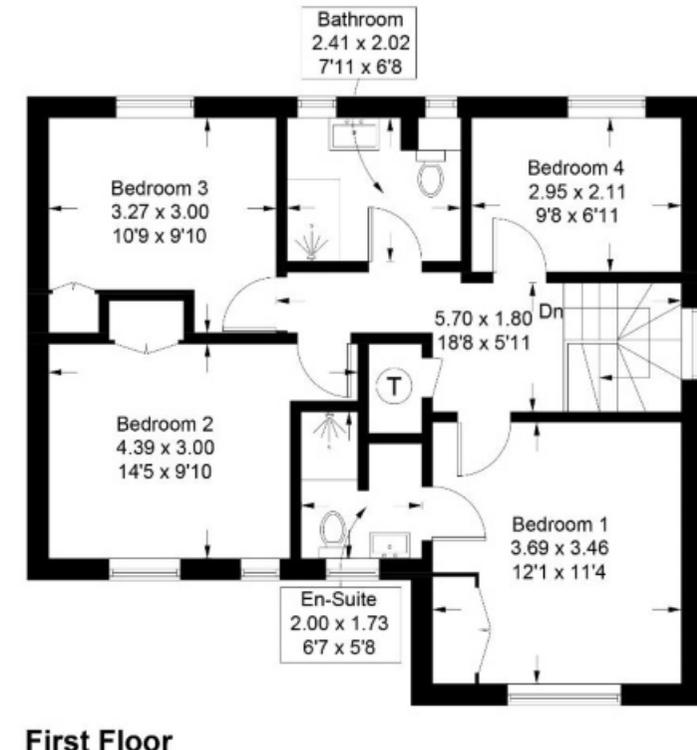
Approximate Gross Internal Area = 111.5 sq m / 1200 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 125.0 sq m / 1345 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1275273)

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

Integrated appliances, blinds, light fittings and all other fixtures and fittings are included in the sale.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Band F

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



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211

Full members of:



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.