

Peebles

Call 01721 723999

Offers over £480,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



8 Millwell Park, INNERLEITHEN, EH44 6JF



Enjoying an elevated position within a highly sought-after residential development in Innerleithen, this impressive detached bungalow offers exceptionally spacious and versatile accommodation extending to approximately 311m² (Including garage and utility). Set above a substantial double garage / workshop and utility room, the property commands superb views across the town and surrounding countryside, with large windows throughout flooding the interior with natural light.

Designed to make the most of its outstanding setting, the property boasts generously proportioned rooms and a highly flexible layout suited to modern family living. The attractive terraced gardens provide a series of outdoor spaces ideal for relaxing, entertaining and enjoying the far-reaching outlook, while the elevated position creates a wonderful sense of privacy and openness.

Accommodation

GROUND FLOOR

- * Entrance Hallway
- * Generous, dual aspect living room with feature fireplace
- * Dining room
- * Dual aspect breakfasting kitchen
- * Dual aspect master bedroom with patio doors to the rear garden terrace. En-suite, including free-standing Jacuzzi bath and separate shower compartment
- * Dual aspect guest bedroom / further public room with patio doors to the rear garden terrace
- * Three further double bedrooms
- * Family bathroom with free standing bath and separate shower compartment

LOWER GROUND FLOOR

- * Utility / laundry room
- * Substantial integral garage / workshop and WC

ADDITIONAL INFORMATION

- * Elevated plot with panoramic outlook
- * Attractive, well-stocked terraced gardens
- * Seating and entertaining areas
- * Driveway parking for multiple vehicles

8 Millwell Park, Innerleithen EH44 6JF



TOTAL: 311.1 m²

1st floor: 219.7 m², Basement: 91.5 m²

Basement includes: Garage: 67.3 m², Utility: 20.7 m², Hallway: 1.2 m², WC: 2.3 m²

FLOOR PLAN CREATED BY CUBIKASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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, bank 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 fixtures and fittings, including blinds, integrated appliances and light fittings, are included in the sale.

Services

Mains gas, electricity, water and drainage.

EPC

Band C

Council Tax

Band G

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.