

**Peebles**  
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**Offers Over £310,000**

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**15 Peebles Road, Innerleithen, EH44 6QY**



Well presented semi-detached villa arranged over three storeys and extending to an internal floor area of approximately 132m<sup>2</sup>, providing spacious and well-proportioned accommodation suited to modern family living. The layout offers a high degree of flexibility and may be configured as one public room with four bedrooms, or alternatively as two public rooms with three bedrooms, depending on individual requirements. Centrally located within the town and occupying a generous sized plot, the property offers both convenience and ample outdoor space. The subjects include a single integral garage, providing secure parking and/or additional storage. Externally, the property benefits from landscaped garden grounds to the rear, forming well-maintained and usable outdoor area. A parking area is situated to the front of the property, enhancing convenience for residents and visitors alike. The property further enjoys outstanding open views of the surrounding hills and countryside from all aspects.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room with feature fire
- \* Study / bedroom with patio doors to the rear
- \* Open plan dining kitchen
- \* Utility room
- \* Shower room

### FIRST FLOOR

- \* Upper landing
- \* Two spacious double bedrooms with fitted wardrobes
- \* Family bathroom with separate shower enclosure

### ATTIC FLOOR

- \* Upper landing
- \* Master bedroom with en-suite shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private garden ground to the rear
- \* Integral garage with power and light
- \* Off -street parking

## 15 Peebles Road, Innerleithen, EH44 6QY

Approximate Gross Internal Area = 161.2 sq m / 1735 sq ft

Outbuildings = 12.1 sq m / 130 sq ft

Total = 173.3 sq m / 1865 sq ft

(Including Garage)

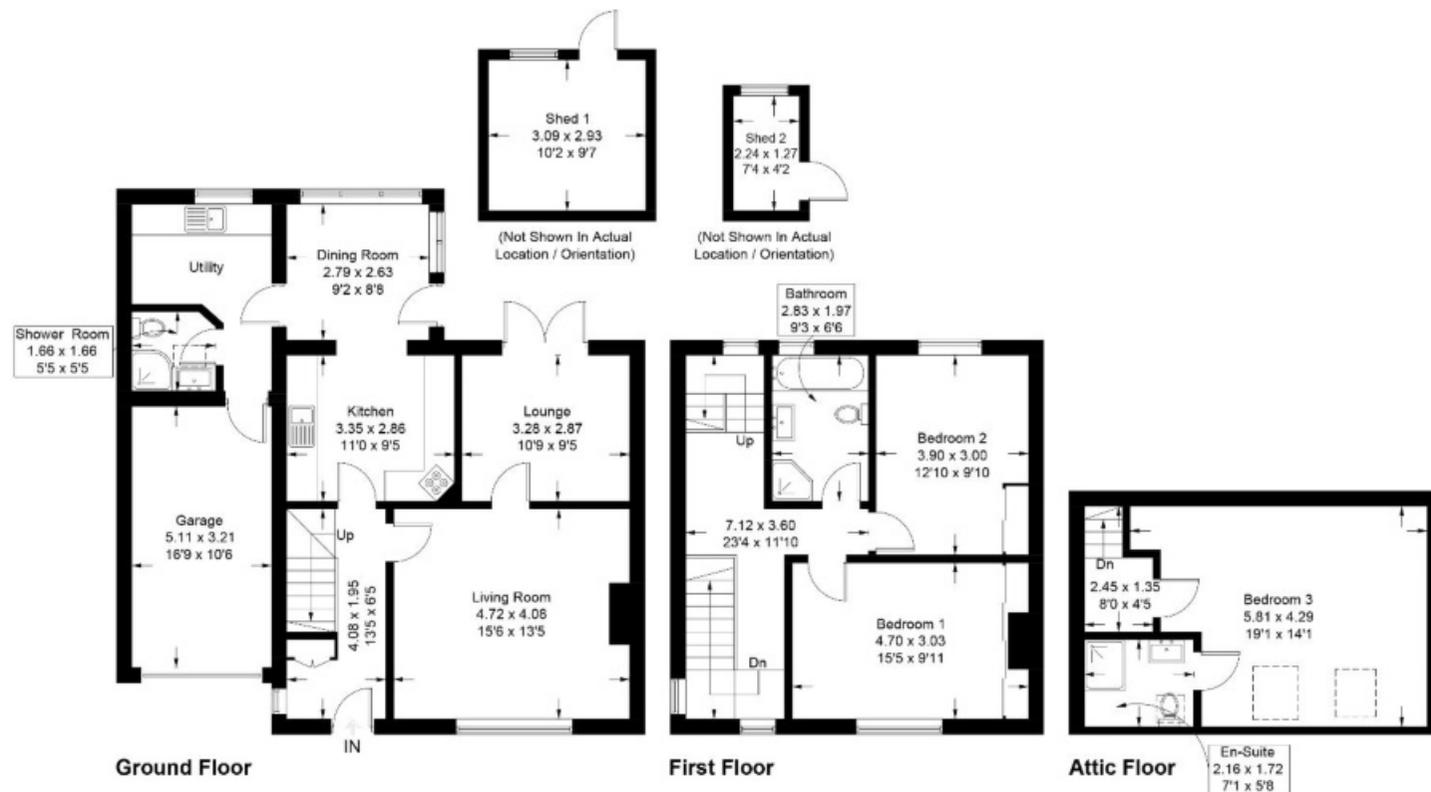


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276620)

### 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

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

Band C

### Council Tax

Band C

### 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



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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.