



10 Flora Terrace, Innerleithen, Peeblesshire, EH44 6LT  
Offers Over £210,000



Pleasantly positioned in a sought-after and well-established residential area, a fantastic three-bedroom terraced house located in the picturesque Borders town of Innerleithen featuring delightful private gardens to the front and rear.



#### DESCRIPTION:

Very well presented throughout and thoughtfully remodelled and extended over the years, this wonderful home boasts a spacious 1,077 square feet of accommodation arranged over two well-designed levels to provide both comfort and functionality. Perfectly located within easy walking distance of the vibrant High Street, offering a great choice of shops, bars, and eateries, and just moments from the local nursery and primary school, this property also enjoys direct access to the breathtaking Tweed Valley countryside and its world-renowned cycle trails. Early viewing comes highly advised.

Approached via the enclosed front garden, the accommodation opens into a bright and spacious hallway, featuring a staircase rising to the upper floor, a generous storage cupboard, and a practical guest WC. Well-proportioned, the sitting room is enhanced by dual-aspect windows framing views of both the front and rear gardens, creating a wonderfully light and inviting atmosphere. The kitchen is fitted with an excellent range of timeless wall and base units, complemented by contrasting worktops and matching splashback. Integrated appliances include two electric ovens, a five ring gas hob, extractor hood, and a fridge freezer, whilst space and connections house a dishwasher and a washing machine. Positioned at the rear and open to the kitchen, is a fabulous adaptable space featuring a breakfast bar and work station, easily transforming into a dining area or a space to suit your lifestyle. French doors lead directly to the private rear garden, creating a seamless flow between indoor and outdoor living. Up on the first floor there is a light and airy hallway landing giving access to all accommodation. The principal bedroom features a front-facing window with views extending to the hills beyond, along with excellent fitted wardrobes and ambient lighting. There are two additional bedrooms, a front-facing double with excellent fitted wardrobes, and a comfortable rear single with a built-in media storage unit. Completing the accommodation is an exceptionally spacious family bathroom, featuring a large fitted vanity unit with wash hand basin and matching wall units, a WC, a corner jacuzzi bath, and a separate shower enclosure with a rainfall shower. A rear-facing opaque window fills the room with natural light.

#### OUTSIDE:

Externally, the property benefits from beautifully maintained private gardens to both the front and rear. The fully enclosed front garden is laid with elegant paving for low-maintenance, featuring a raised flower bed, decorative stone walling with ambient lighting, and a convenient external power point. A pathway to the side flows round to the private sunny rear garden with a section laid to lawn featuring a pond with waterfall providing the relaxing sounds of flowing water, whilst a large paved patio offers the perfect spot for both alfresco dining and relaxing in the warmer summer months. The rear garden is enhanced by a fully insulated timber garden workshop which benefits from both power and light, additional external power points, and an outdoor water tap. The rear garden is fully enclosed by timber fencing.

#### 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. Recently replaced UPVC doubled glazed windows and doors. FTTP broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, throughout, and both integrated and free-standing kitchen appliances will be included in the sale of the property. Other items of furniture within the property may be available on request.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B. Amount payable for the financial year 2025/2026 - £1,627.20. 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 (73) with potential C (80).

#### 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:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Email address: mail@jbmestateagents.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### IMPORTANT NOTE:

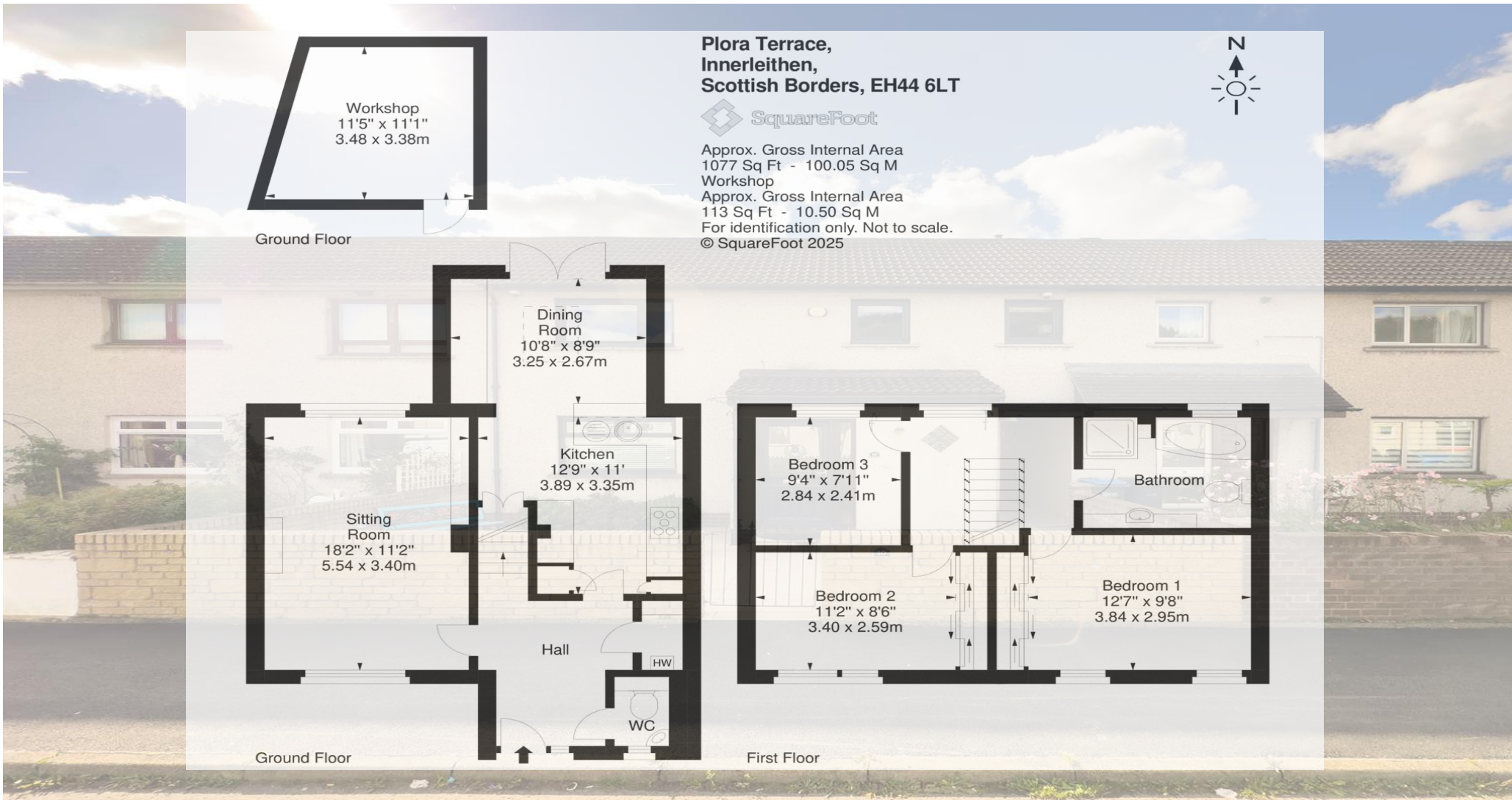
While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains 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:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided, and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared September 2025.





**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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