

Peebles
Call 01721 723999

Offers Over £160,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Drovers Way, Leithen Road, Innerleithen, EH44 6HE



Ground floor flat within a desirable development conveniently situated close to the High Street offering an excellent range of independent shops, cafes, pubs and restaurants. Internally the property is bright and spacious with accommodation extending to 61m² or thereby and benefiting from exceptional views of the surrounding hills. Externally there are well maintained communal garden grounds / drying green and residents parking.

Accommodation

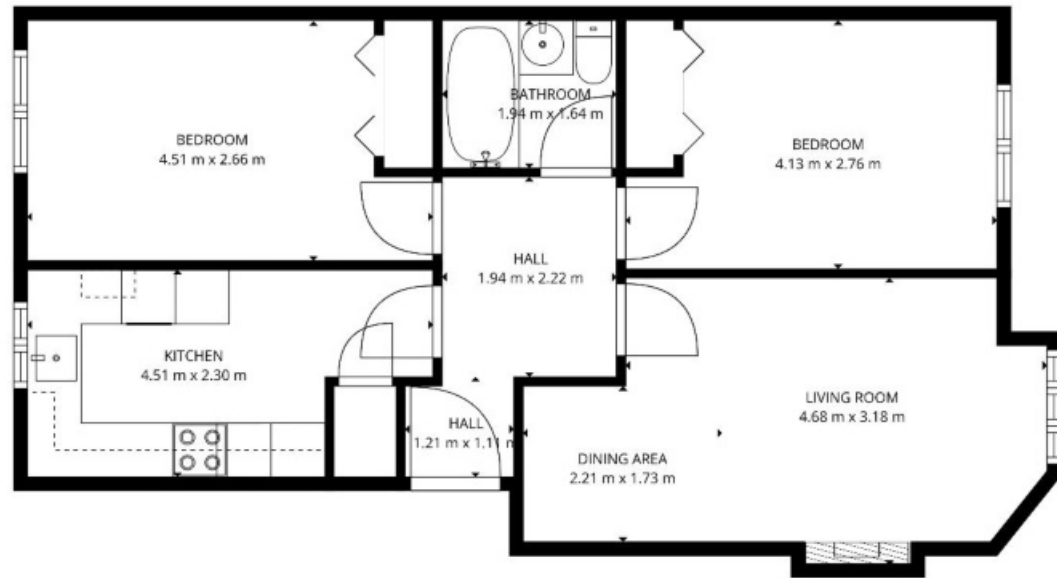
GROUND FLOOR

- * Entrance hallway
- * Living / dining room
- * Kitchen with large pantry cupboard
- * Two double bedrooms with fitted wardrobes
- * Bathroom with over bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Secure entry phone system
- * Communal gardens / drying area
- * Residents parking
- * Owners Association £10 - £20 pcm for upkeep of common areas

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TOTAL: 60 m²
1st floor: 60 m²
EXCLUDED AREAS: WALLS: 5 m²

FLOOR PLAN ORAINED BY CLERK&HAY. MEASUREMENTS DEEMED HIGHLY REASONABLE 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 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

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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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.