

38 George Street, Innerleithen, EH44 6LJ

Offers Over £230,000

JBM ESTATE AGENTS

A charming three-bedroom mid-terraced house, featuring private gardens, and driveway nestled in a highly sought-after and well-established residential area in the picturesque Borders town of Innerleithen.











DESCRIPTION:
Dating back to the 1950's, the property is well-presented throughout and benefits from a fully modernised kitchen and bathroom whilst offering 1022 square feet of thoughtfully arranged accommodation spread across two comfortable levels. Ideally located just a short walk from the vibrant high street, which boasts a fantastic selection of shops, bars, and eateries. With nursery and primary schools nearby and direct access to the breathtaking Tweed Valley countryside and cycle paths, early viewing is highly recommended.

The accommodation begins with an entrance vestibule, complete with a useful understairs storage cupboard, which leads through to an inner hallway offering further storage and a staircase leading to the upper floor. The sitting room is a welcoming and comfortable space, enjoying a large front-facing window which allows natural light to flood the room, complemented by a centrally positioned feature electric fireplace, creating a warm and inviting focal point. Accessed from the sitting room, the stylish modern kitchen is fitted with an excellent range of wall and base units, complemented by contrasting worktops. Integrated appliances include an eye-level electric oven, gas hob, and dishwasher, with additional space and connections for a washing machine and fridge freezer. There is also ample room for a dining table and chairs, making this a practical and sociable space for everyday dining and entertaining. Completing the ground floor is the family shower room, conveniently accessed from the main hallway incorporating a WC, wash hand basin, a shower enclosure, and a rear facing opaque window, allowing in the natural light. On the first floor, a bright and spacious landing provides access to three well-proportioned double bedrooms, comprising one to the front and two to the rear of the property. Two of the bedrooms benefit from useful, fitted storage, while a ceiling hatch within the hallway provides access to a generous loft space, offering excellent additional storage potential.

OUTSIDE:
Externally, the property benefits from private garden grounds to both the front and rear. The front garden is predominantly laid out to provide off-street parking, with a private driveway finished in paving and decorative stone chippings, complemented by a paved patio area and pathway leading to the front entrance. The garden is enclosed to either side by timber fencing. The rear garden, accessed directly from the kitchen, is a generous and well-maintained space, incorporating an area of lawn, decorative stone chippings, and mature shrubbery borders. Two paved patio areas provide ideal spots for outdoor dining and relaxation during the warmer summer months. Two garden sheds offer useful additional storage, while the garden is fully enclosed by timber fencing, creating a private and secure outdoor space.

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. 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.













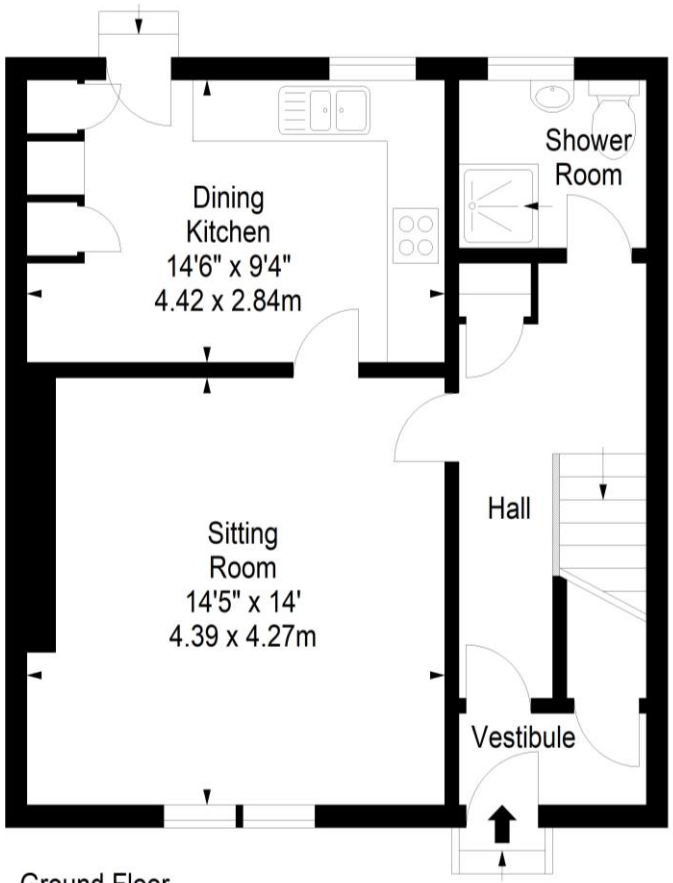




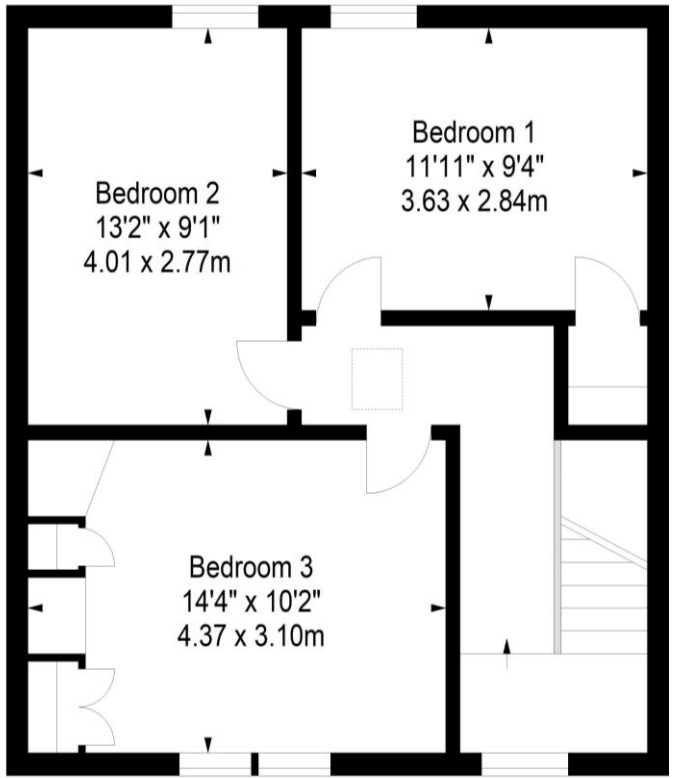
George Street,
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SquareFoot

Approx. Gross Internal Area
1022 Sq Ft - 94.94 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

SERVICES:
Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:
All fitted floor coverings, light fittings, and integrated kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:
For Council Tax purposes this property has been assessed as band category B. Amount payable for year 2026/2027 - £1,766.21. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:
The Energy Efficiency Rating for this property is C (74) with potential C (79).

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.

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:
All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

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:
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared November 2026.

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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J401 Printed by Ravensworth 01670 713330