

Peebles

Call 01721 723999

OIRO £389,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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The Lodge, Horsbrugh Street, Innerleithen, EH44 6LF



Situated in the picturesque town of Innerleithen, this detached lodge offers generously proportioned accommodation, perfect for family living. Built around 2002 and set within a sought-after residential area, the property is presented in immaculate decorative order throughout. A standout feature is the spacious open-plan living, dining, and kitchen area—ideal for modern lifestyles. Innerleithen is renowned for its world-class outdoor pursuits, making it a haven for adventure enthusiasts. The town also boasts a vibrant High Street with a range of independent shops, cafes, and amenities, along with excellent local schooling—making it an ideal location for families and outdoor lovers alike.

Accommodation

GROUND FLOOR:

- * Hallway
- * Large Store Room / workshop offering excellent secure storage
- * Open plan, dual aspect living room through to kitchen / dining room
- * Dual aspect double bedroom with en-suite Shower Room
- * Cloakroom

FIRST FLOOR:

- * Upper landing
- * Three further double bedrooms
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private fully enclosed garden grounds
- * Driveway providing ample parking

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Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft

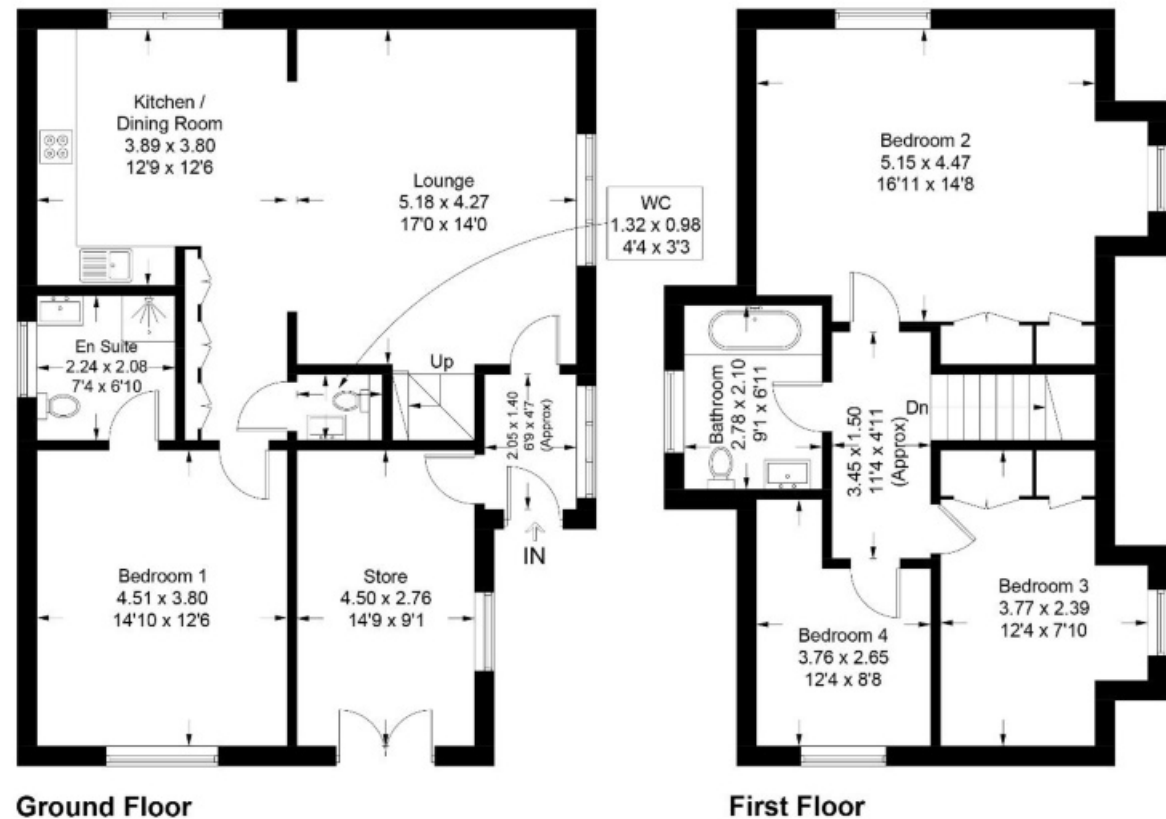


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1211760)

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 E

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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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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