

**Peebles**  
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**Offers over £200,000**

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**2 Provost Blyth Square, Innerleithen, EH44 6QA**



Expertly upgraded, thoughtfully reconfigured and fully modernised, this outstanding semi-detached bungalow is brought to the market in immaculate, truly walk in condition. Every aspect of the property has been finished to a high standard, with particular attention paid to quality, detail and overall presentation. The accommodation is complemented by a superb newly fitted kitchen with quartz worktops, integrated appliances and a level of finish that reflects the care and attention invested by the owner. Further upgrades include a contemporary shower room, new flooring throughout, new doors and windows, and a beautifully landscaped garden designed for ease of enjoyment. Of further benefit is ample residents' parking and an abundance of natural light, creating a bright and welcoming home. The setting is peaceful yet highly convenient, with the town centre, excellent local amenities, regular bus services and St Ronan's Health Centre all within easy walking distance. This is a turnkey property offering exceptional comfort, style and accessibility in equal measure.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Dual aspect, open plan living / dining / kitchen with integrated oven, hob, extractor hood, microwave, and washing machine
- \* Two double bedrooms
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating, (newly installed boiler and system)
- \* Double glazing
- \* New electrical installation
- \* Enclosed garden to the rear
- \* Open outlook to the front
- \* Ample parking on-street parking

## 2 Provost Blyth Square, Innerleithen, EH44 6QA

Approximate Gross Internal Area = 52.88 sq m / 569 sq ft

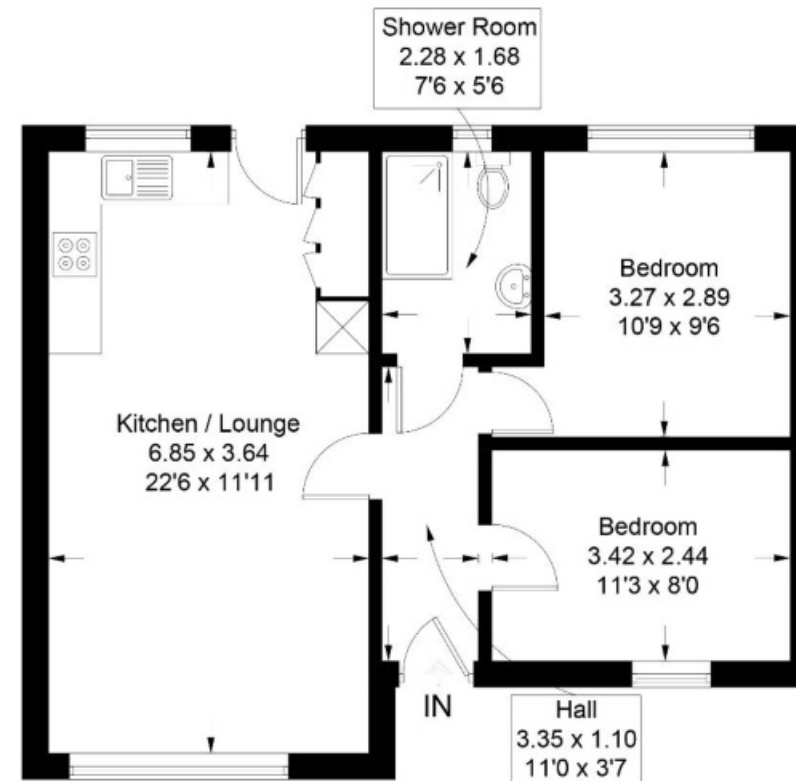


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1292100)

### 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, bank 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 integrated appliances, light fittings, blinds, fitted flooring and all other fixtures and fittings are included, where applicable.

### Services

Mains electricity, gas, water and drainage

### EPC

C

### Council Tax

Scottish Borders Council. Council tax Band A

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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