



7 Drovers Way, Innerleithen, Peeblesshire, EH44 6HE
Offers Over £160,000



An extremely delightful two-bedroom ground-floor flat with wonderful views across Leithen water centrally located just moments from the high street in the vibrant Borders town of Innerleithen.



DESCRIPTION:

Built in the 1990's, the property offers well-proportioned accommodation extending to approximately 647 square feet, with access to a shared rear garden set on the banks of Leithen Water. Ideally situated for access to a range of local amenities, including independent shops, cafés, bars and restaurants, the property is also within easy walking distance of St Ronan's Primary School. An excellent choice for first-time buyers, investors or those looking to downsize, early viewing is highly recommended.

Accessed via a secure entry call system and well-maintained communal hallway, the interior with a welcoming entrance hallway, which provides access to all accommodation throughout. Well-proportioned to comfortably accommodate both lounge and dining furniture, the sitting room features a large rear-facing window, framing idyllic views over Leithen water, while bathing the room in an abundance of natural light. The kitchen is well-appointed with a range of stylish wall and base units, complemented by integrated appliances including an electric oven, electric hob with feature extractor above, and an under-counter fridge and freezer. Additionally, there is space for a dishwasher, and a separate utility cupboard accommodating the washing machine while providing ample storage space. The property offers two beautifully proportioned double bedrooms, with one positioned to the front and the second enjoying a delightful rear aspect with charming views over the Leithen Water. Both bedrooms are thoughtfully fitted with built-in wardrobes, providing excellent storage. Concluding the accommodation is the shower room, featuring a WC, a wash hand basin with vanity unit, and a shower enclosure.

OUTSIDE:

Externally, while the property does not feature private garden grounds, residents have access to a well-maintained shared garden, planted with a fantastic array of mature shrubs and greenery, complemented by a convenient communal drying area, and seating area. Set along the picturesque banks of Leithen Water, this tranquil outdoor space provides an idyllic setting to relax and enjoy the surroundings during the warmer months. Parking is available to the front of the building within a residents parking bay, with additional on-street parking available nearby. The area offers an exceptional wealth of outdoor pursuits, from scenic riverside and countryside walks to cycling and mountain biking, ensuring year-round enjoyment for outdoor enthusiasts.

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 Tweeddale Pipe Band.

CLOSING DATE:

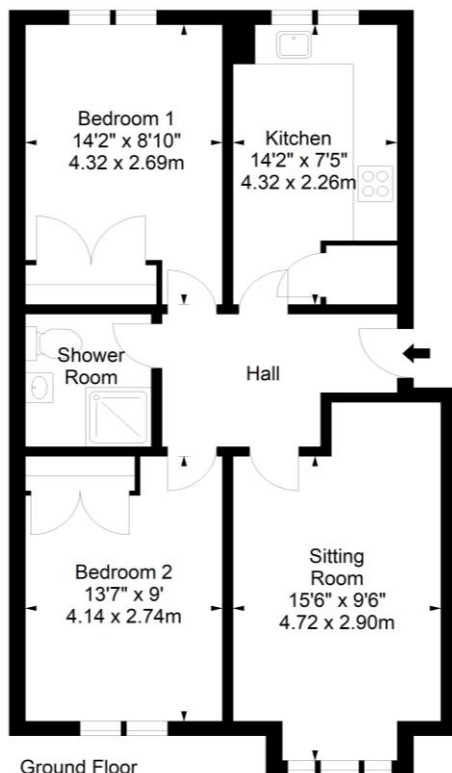
A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may 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.



**Drovers Way,
Innerleithen,
Scottish Borders, EH44 6HE**



Approx. Gross Internal Area
647 Sq Ft - 60.11 Sq M
For identification only. Not to scale.
© SquareFoot 2026



SERVICES:

Mains water and drainage. Mains electricity. Gas-fired central heating. UPVC and timber framed double glazed windows. FTTP fibre broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds and curtains, integrated kitchen appliances, the kitchen table and chairs and the washing machine 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 C. Amount payable for the year 2026/2027 - £2,018.52. 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 (74).

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.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmeestateagents.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 August 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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