

**Peebles**

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**Offers Over £175,000**

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**9 Craig Terrace, Innerleithen, EH44 6LU**





Mid-terraced villa extending to approximately 77m<sup>2</sup>, built around 1970, and situated in a popular residential location within easy reach of St Ronan's Primary School and the town centre. The property offers bright and spacious accommodation throughout and benefits from easily maintained garden grounds to the front, with a fully enclosed garden to the rear. Enjoying views of the surrounding hills and countryside from every aspect, this home provides a pleasant setting in a convenient and well-regarded area.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Dual aspect open plan living/ dining room
- \* Kitchen with integrated appliances (Hob, cooker, dishwasher, washing machine, fridge/freezer)

### FIRST FLOOR

- \* Two spacious double bedrooms with two free sanding wardrobes included in sale
- \* Box room / study
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private garden ground to the front and rear

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Approximate Gross Internal Area = 77.4 sq m / 833 sq ft

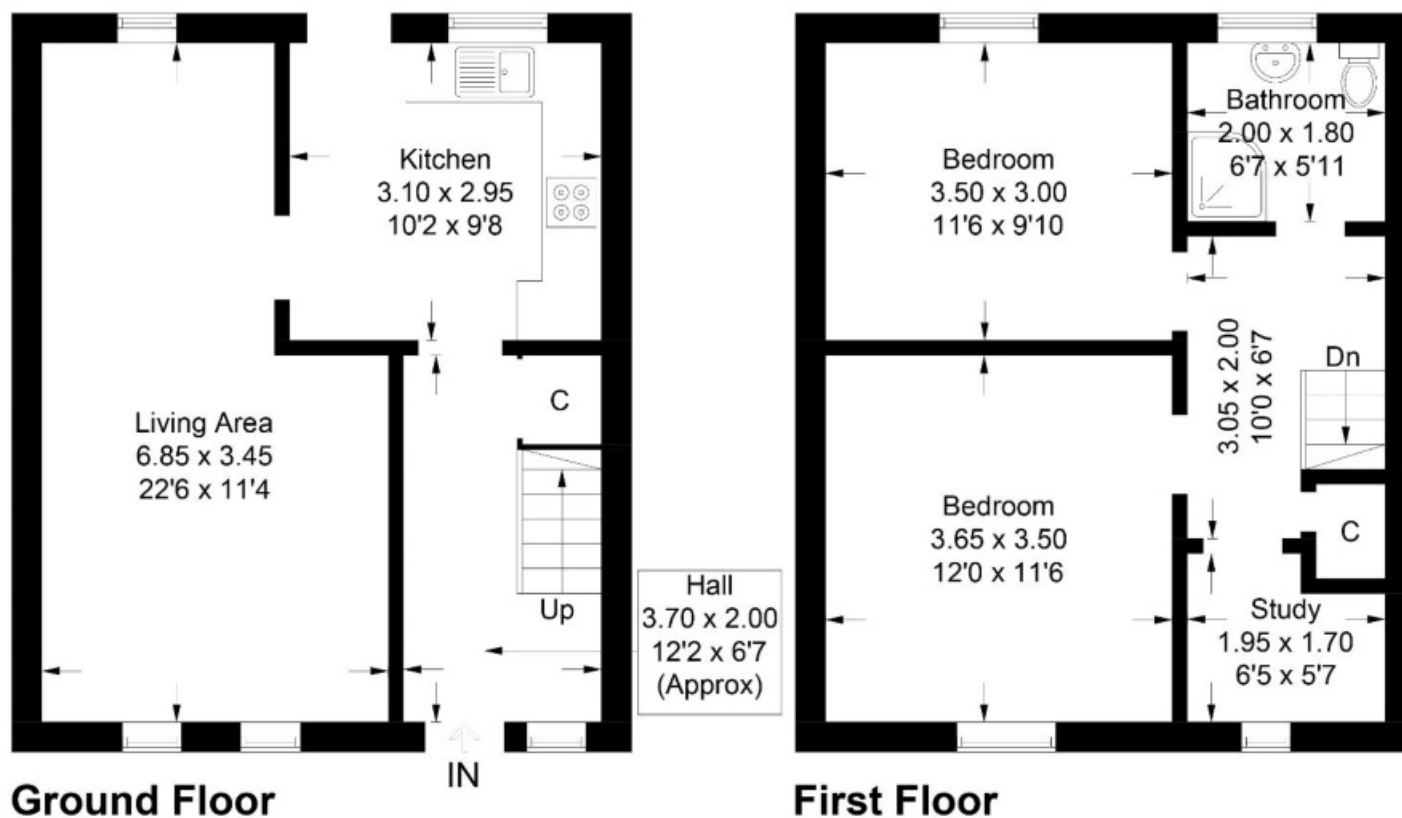


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273310)

### 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 B

### 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**

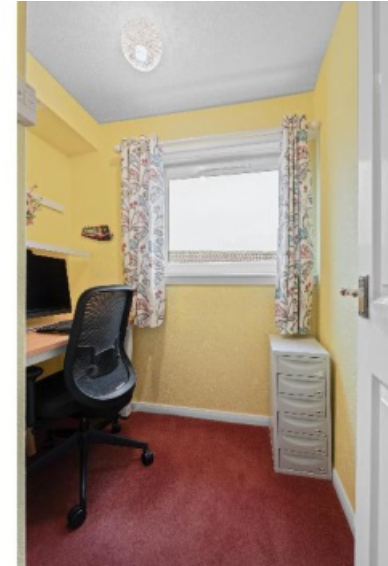
**Call 01721 723999**

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