

Peebles

Call 01721 723999

Offers Over £300,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



The Parsonage, Damside, Innerleithen, EH44 6HR



The Parsonage is a delightful three-bedroom whinstone cottage brimming with charm and period character, nestled within the highly sought-after Borders town of Innerleithen in the heart of the Tweed Valley. Stepping inside, the cottage immediately feels warm and inviting. A beautiful wood-burning stove forms a striking focal point, set within an attractive fireplace and creating a wonderfully cosy atmosphere. The property features two comfortable public rooms, offering versatile spaces for both everyday living and entertaining. Throughout the home there is a lovely sense of character, with traditional features adding to the cottage's unique appeal. Outside, the property enjoys a charming cottage garden providing a peaceful and picturesque setting, perfect for relaxing, gardening or enjoying time outdoors. There is also the benefit of off-street parking offering space that could accommodate the construction of a garage if desired. The current owners have carried out a number of improvements in recent years, including the installation of replacement windows, a new boiler and a renewed flat roof over the extension, helping to enhance comfort and efficiency while retaining the property's character. The Parsonage presents a wonderful opportunity to acquire a distinctive and character-filled home within this vibrant Borders community, well known for its welcoming atmosphere and exceptional access to the surrounding countryside.

Accommodation

GROUND FLOOR

- * Entrance hallway
- * Living room with wood-burning stove
- * Dining room
- * Kitchen
- * Ample storage

FIRST FLOOR

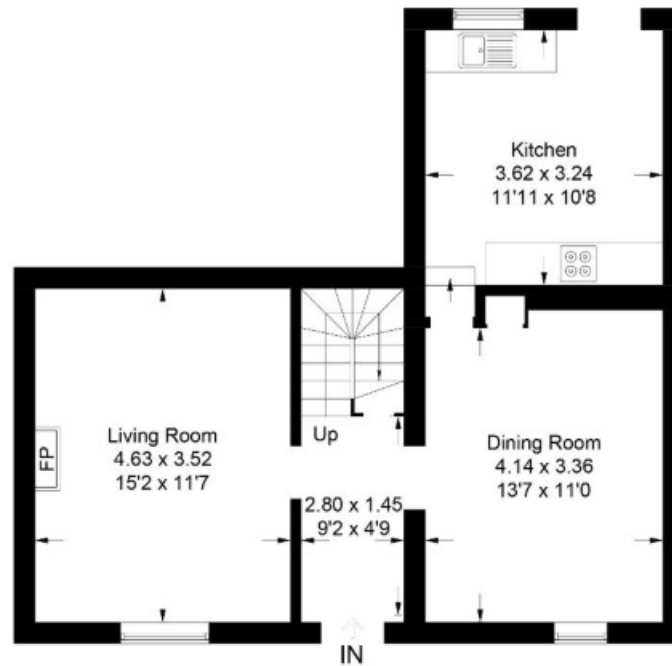
- * Upper landing
- * Three bedrooms
- * Shower room

ADDITIONAL INFORMATION

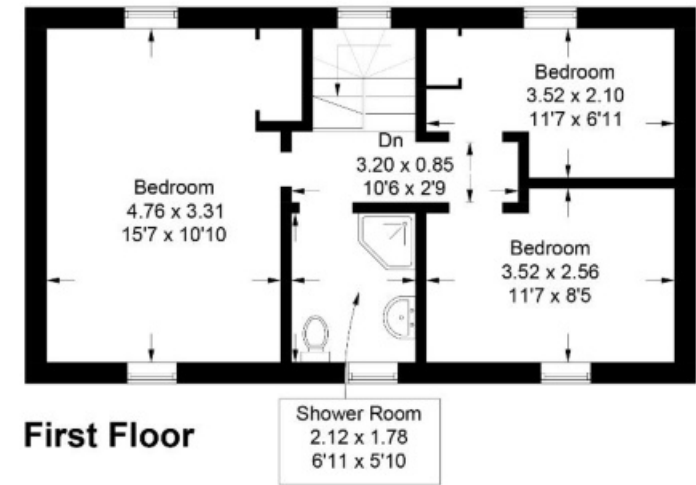
- * Gas central heating
- * Double glazing
- * Cottage garden, predominantly laid to lawn, set to the front of the property, including a range of fruit trees and offering a good degree of privacy
- * Garden / parking space to the rear

The Parsonage, Damside, Innerleithen, EH44 6HR

Approximate Gross Internal Area = 95.4 sq m / 1027 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283040)

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, freezer and washing machine are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders Council Tax Band D.

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
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867
Tranent, Tel 01875 611211

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.