

Peebles
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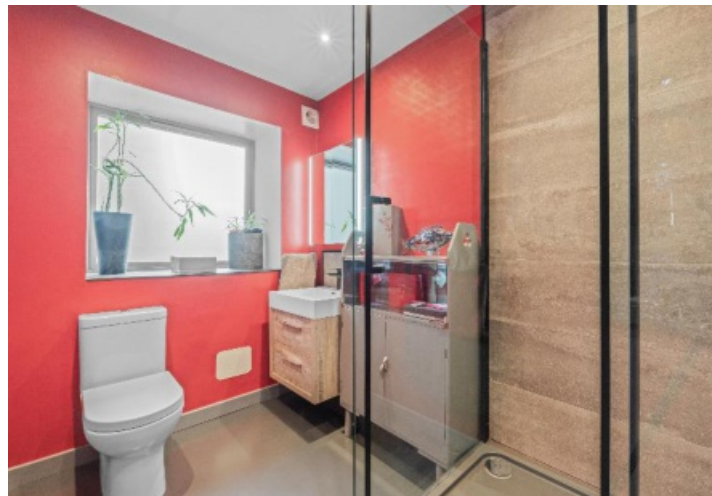
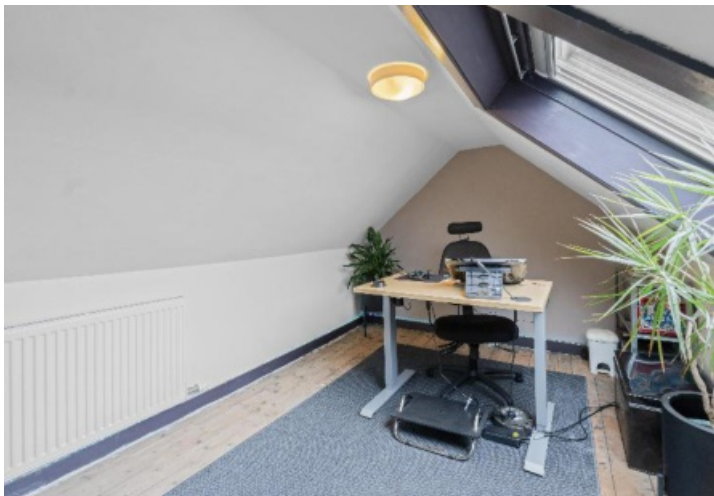
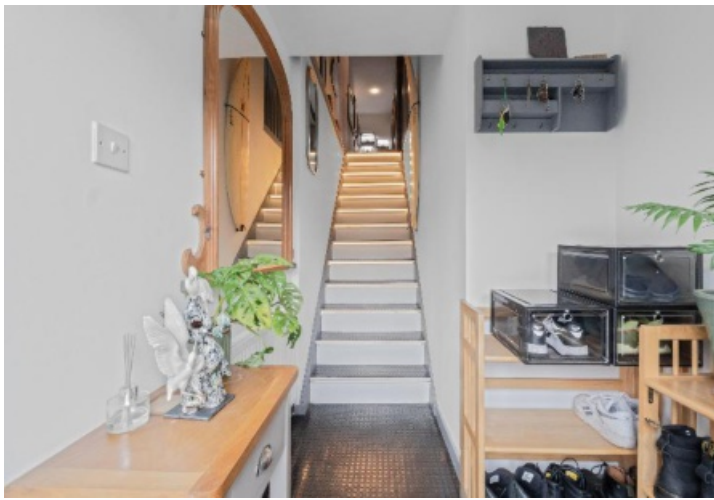
Offers over £240,000

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6 Chapel Street, Innerleithen, EH44 6HN



This delightful garden maisonette forms part of an attractive Victorian stone-built property dating back around 150 years, occupying a central position in Innerleithen. The property fronts onto the High Street while being privately accessed from Chapel Street via its own main door at ground floor level.

Extending to approximately 127m², the accommodation is generously proportioned and beautifully presented throughout. The interior offers a contemporary finish while retaining much of the building's original period charm, successfully blending modern style with the character and proportions typical of the Victorian era.

Arranged over two levels, the property includes two spacious public rooms providing excellent space for both relaxing and entertaining. There are also four well-sized bedrooms, offering flexible accommodation suitable for family living, guests, or home working.

The property enjoys lovely open views towards the surrounding hills, bringing the scenic Tweed Valley landscape into everyday life. A garden area provides a pleasant outdoor space in which to relax and enjoy the peaceful surroundings.

Ideally positioned just off the centre of town, the property is within easy reach of Innerleithen's independent shops, cafés and local amenities, while the surrounding countryside offers exceptional opportunities for walking, cycling and other outdoor pursuits.

This charming and generously proportioned Victorian maisonette offers a rare opportunity to acquire a characterful home with stylish modern interiors in the heart of this popular Borders town.

Accommodation

GROUND FLOOR

- * Main door
- * Entrance hallway and stairs

FIRST FLOOR

- * Hallway
- * Living room with large window fronting Innerleithen High Street and feature fireplace
- * Modern dining kitchen with range of integrated appliances
- * Study
- * Double bedroom
- * Contemporary shower room
- * Split-level staircase

ATTIC FLOOR

- * Landing
- * Double bedroom
- * Two spacious single bedrooms

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Courtyard style private garden with ample storage (3 sheds)

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Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283562)

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, integrated appliances and freestanding American-style fridge freezer are included.

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders Council Tax Band C.

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



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