

**Peebles**

Call 01721 723999

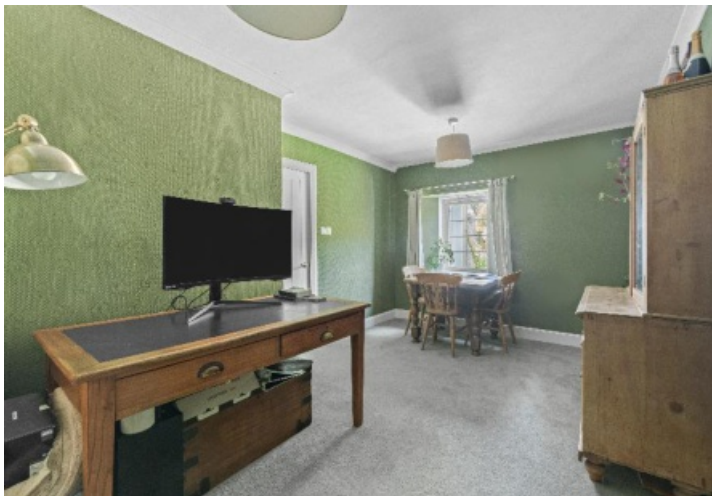
**Offers Over £280,000**

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**3 Nether Horsburgh Cottages,  
Peebles Road, Innerleithen, EH44 6RE**



Enjoying uninterrupted views across the rolling Borders countryside, this charming whinstone terraced cottage beautifully combines timeless character with peaceful rural living. Rich in traditional features and presented in excellent order throughout, the property offers an exceptional balance of countryside tranquillity and convenient access to Edinburgh. Recent upgrades by the current owners, including a stylish new kitchen and contemporary shower room, further enhance the home's appeal while complementing its traditional charm.

Private parking is located to the rear, while the beautifully maintained gardens to both the front and rear provide particularly attractive outdoor spaces for relaxing and entertaining. Surrounded by scenic walks and outdoor pursuits, this delightful cottage is perfectly suited to those seeking a slower pace of life in an idyllic rural setting.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Living room with multi-fuel stove
- \* Kitchen
- \* Dining room / bedroom 3
- \* Newly installed shower room

### FIRST FLOOR

- \* Upper landing / study area
- \* Spacious double bedroom with fitted wardrobes
- \* Further double bedroom

### ADDITIONAL INFORMATION

- \* Solid fuel central heating system, provided from the multi fuel stove at the living room
- \* Fully enclosed traditional cottage gardens at the front and back
- \* Parking is available in a private lane at the rear of the cottage
- \* Within walking distance to the River Tweed with usage for fishing for permit holders

## 3 Nether Horsburgh Cottage, Innerleithen, EH44 6RE

Approximate Gross Internal Area = 86.9 sq m / 935 sq ft

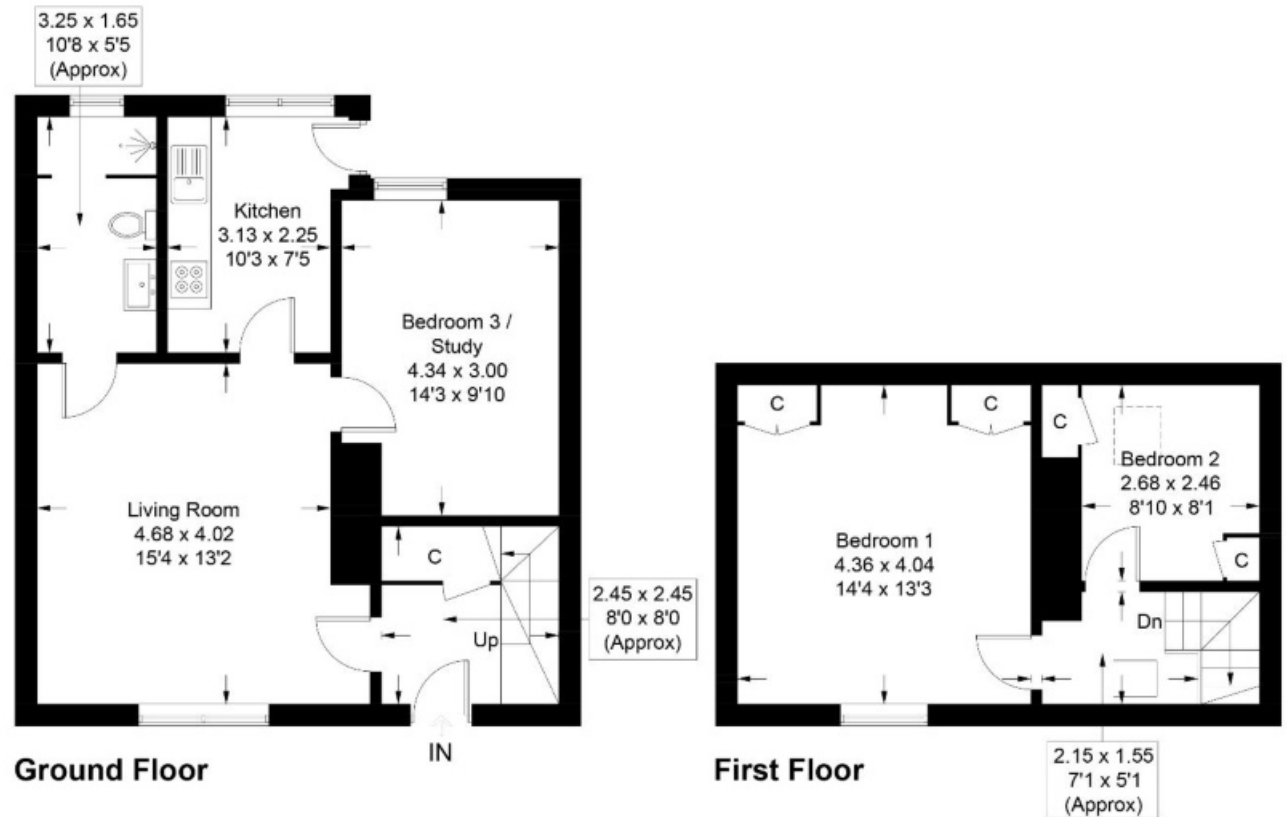


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304800)

### Situation

Nether Horsburgh sits amidst beautiful scenery in the heart of the Borders countryside, offering an idyllic yet highly accessible location equidistant to Peebles and Innerleithen, whilst also being commutable to the City of Edinburgh. With the River Tweed, Cardrona Forest, and Lee Pen right on the doorstep, the area is perfect for those who enjoy outdoor and country pursuits. A top destination for mountain biking enthusiasts, the property benefits from direct access to the east side of Glentress Forest, with world-renowned trails in both Glentress and Innerleithen attracting riders from far and wide. Excellent schooling and more comprehensive shopping can be found in nearby Peebles and Innerleithen, both just a short drive away. A school bus service is available for Priorsford and Halryrude Primary Schools, as well as Peebles High School. Nearby Cardrona also offers the Macdonald Hotel and Country Club, complete with spa and health club facilities alongside an 18-hole championship golf course.

### 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 water and electricity and private drainage.

### EPC

Band D

### 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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Peebles, EH45 8RX  
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Monday to Friday: 9.00am to 5.00pm  
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