

Peebles

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Offers Over £225,000



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5 Cleikum Mill, Hall Street, Innerleithen, EH44 6QT



Enjoying a central location, this mid-terraced, three-bedroom villa extends to approximately 96m² and is presented in excellent decorative order throughout. Originally constructed in 1887 and formerly a mill, the property was converted to residential use approximately twenty-two years ago.

Of particular note is the spacious dining kitchen, featuring patio doors that open directly onto a fully enclosed rear garden - ideal for both everyday living and entertaining.

The property is situated in the popular town of Innerleithen, which offers a good range of local amenities including shops, cafés, restaurants, and schooling, along with excellent outdoor pursuits such as walking and world-renowned mountain biking in the surrounding countryside.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Inner Hallway
- * Dining kitchen with patio doors to the rear

FIRST FLOOR

- * Upper landing
- * Two spacious double bedrooms
- * Further bedroom with a study off
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private enclosed garden grounds to the rear
- * On-Street parking

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Approximate Gross Internal Area = 96.2 sq m / 1035 sq ft

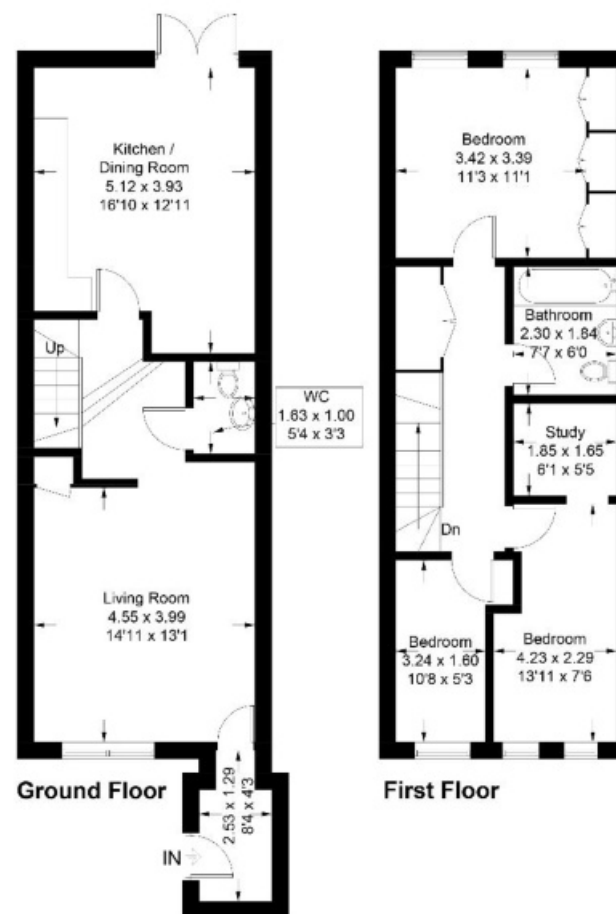


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1286262)

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 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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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