

**Peebles**  
Call 01721 723999

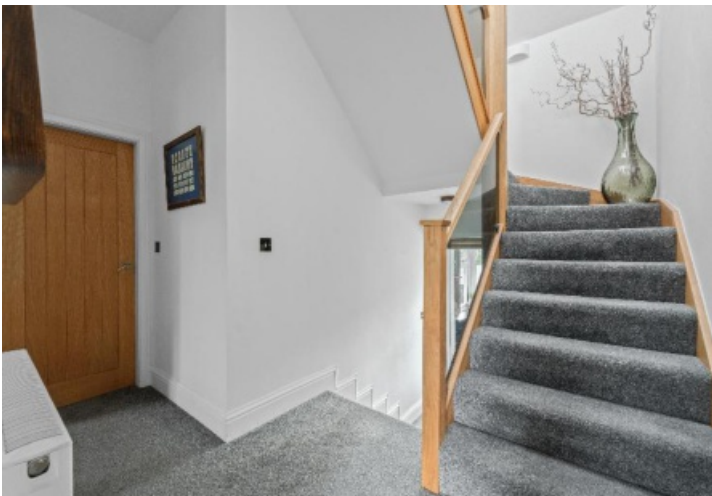
**Offers Over £225,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**2 Maxwell Street, Innerleithen, EH44 6HS**



A beautifully presented double upper flatted dwelling offering bright and versatile accommodation over two levels, extending to approximately 95m<sup>2</sup>. Maintained in excellent decorative order throughout, the property combines stylish contemporary finishes with attractive original features, creating an elegant and welcoming home. Ideally situated within easy reach of renowned mountain biking trails and a wealth of outdoor pursuits, as well as an excellent selection of independent shops, cafés and restaurants.

## Accommodation

### FIRST FLOOR:

- \* Own main door
- \* Entrance porch
- \* Living room with multi-fuel stove
- \* Kitchen / dining room
- \* Double bedroom
- \* Family bathroom with additional shower enclosure

### ATTIC FLOOR:

- \* Upper landing
- \* Second double bedroom
- \* Third double bedroom
- \* Laundry room / toilet

### ADDITIONAL INFORMATION:

- \* Gas central heating
- \* Double glazing
- \* Driveway
- \* Timber carport with integral studio / office / store
- \* External store

## 2 Maxwell Street, Innerleithen, EH44 6HS

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

Studio / Office = 6.6 sq m / 71 sq ft

Total = 101.9 sq m / 1097 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1301467)

### 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**

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

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