

**Peebles**  
Call 01721 723999

**Offers Over £235,000**

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**38 George Street, Innerleithen, EH44 6LJ**



## Accommodation

### GROUND FLOOR

- \* Spacious hallway
- \* Living room with feature fireplace
- \* Contemporary kitchen with integrated oven, hob and extractor hood
- \* Shower room

### FIRST FLOOR

- \* Upper landing with access to the attic, (offering excellent scope for conversion, subject to consents)
- \* Three double bedrooms

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Fully enclosed garden ground to the rear
- \* Garden and driveway to the front

## 38 George Street, Innerleithen, EH44 6LJ

Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

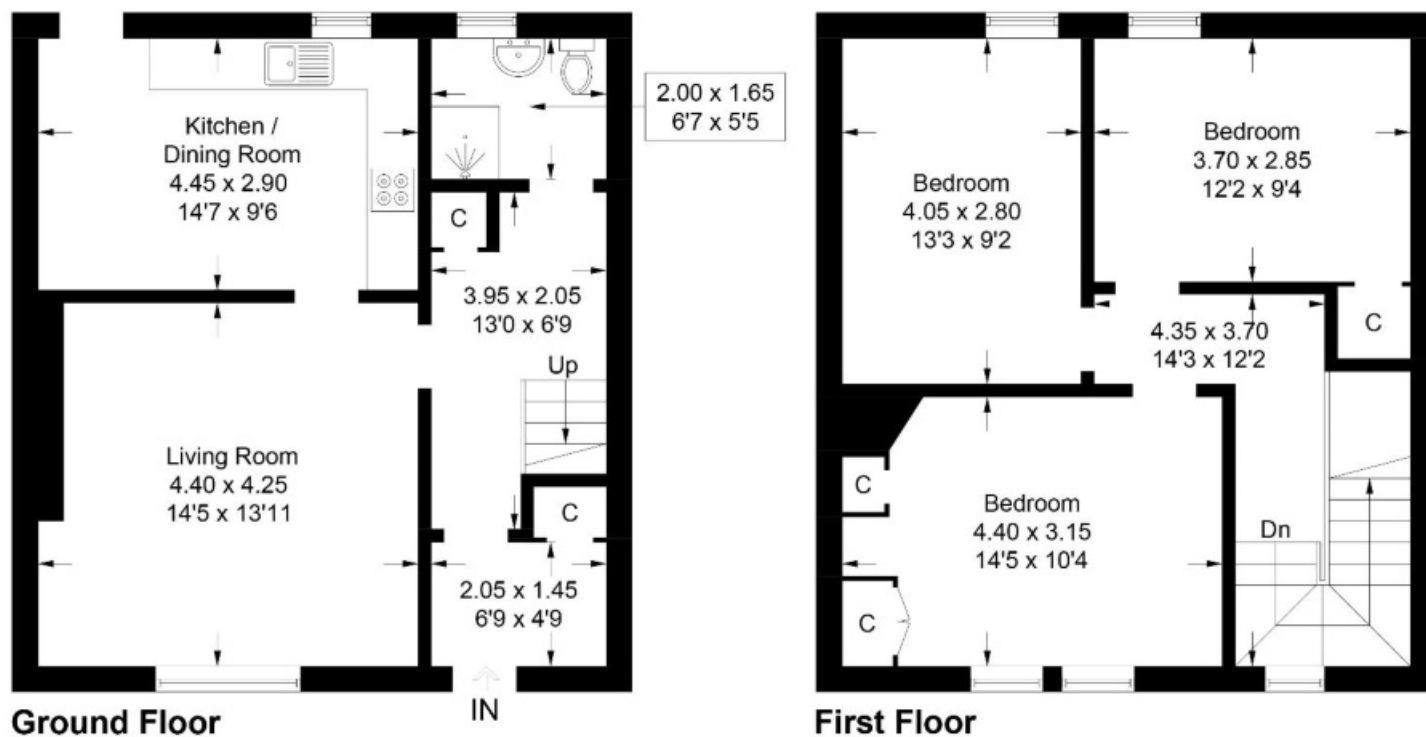


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295787)

### 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 electricity, gas, water and drainage

### EPC

C

### Council Tax

Scottish Borders 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Also At:

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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.