



Wilton Cottage, 2 Chambers Street, Innerleithen, EH44 6JY
Offers Over £350,000



Wilton Cottage is an impressive three-bedroom semi-detached Victorian home with private gardens, occupying a pleasant position within a desirable residential area in the picturesque Borders town of Innerleithen.



DESCRIPTION:

Beautifully presented with stylish interiors throughout, this wonderful period property, dating from 1890, has been tastefully extended and upgraded over the years, offering 1408 square feet of well-appointed accommodation arranged over two floors. Boasting superb private gardens with off-street parking, ideally situated just a short walk from the local nursery and primary school, as well as the vibrant High Street with its excellent selection of shops, bars, and eateries, the property also enjoys direct access to the stunning Tweed Valley countryside and world-renowned cycle paths. Early viewing is highly recommended.

Approached through the private garden, this beautiful double-fronted home opens into a welcoming hallway with a staircase leading to the upper floor. With a window overlooking the private front garden, the sitting room is a comfortable size and features an attractive inset wood-burning stove, providing a striking focal point. Glazed French doors to the rear open into a versatile and relaxing sunlit garden room, offering a variety of uses, with patio doors leading directly out to the private garden, creating a seamless flow between indoor and outdoor living. Across the hallway, is the fabulous open-plan dining kitchen which is bathed in natural light via triple aspect windows to the front, side, and rear. Fitted with an excellent arrangement of stylish wall and base units the kitchen features integrated appliances including a five-ring gas hob, an electric oven with separate warming drawer, a microwave, and a dishwasher, whilst space and connections are provided for a washing machine and an American style fridge freezer. An external stable door within the kitchen area allows for easy garden access. The dining area, positioned to the front, creates an ideal space for casual family dining as well as the perfect setting for entertaining friends. Completing the ground floor layout is the deceptively spacious family bathroom, comprising a WC, wash hand basin, a shower enclosure with rainfall shower head, and a panelled bath, all naturally lit by two rear aspect windows. Bathed in natural light via a feature porthole window enjoying beautiful rear views, a quirky split-level landing provides access to three comfortable double bedrooms. Two of the bedrooms feature dormer bay-style windows to the front, framing beautiful views across tree-lined hills beyond, one features an original cast iron fireplace, though decorative only, and both benefit from fitted storage. The third bedroom is positioned to the rear, with a large window overlooking the garden and surrounding countryside and also enjoys generous fitted storage. A generous cupboard to the front accessed via the first-floor landing provides excellent storage space.

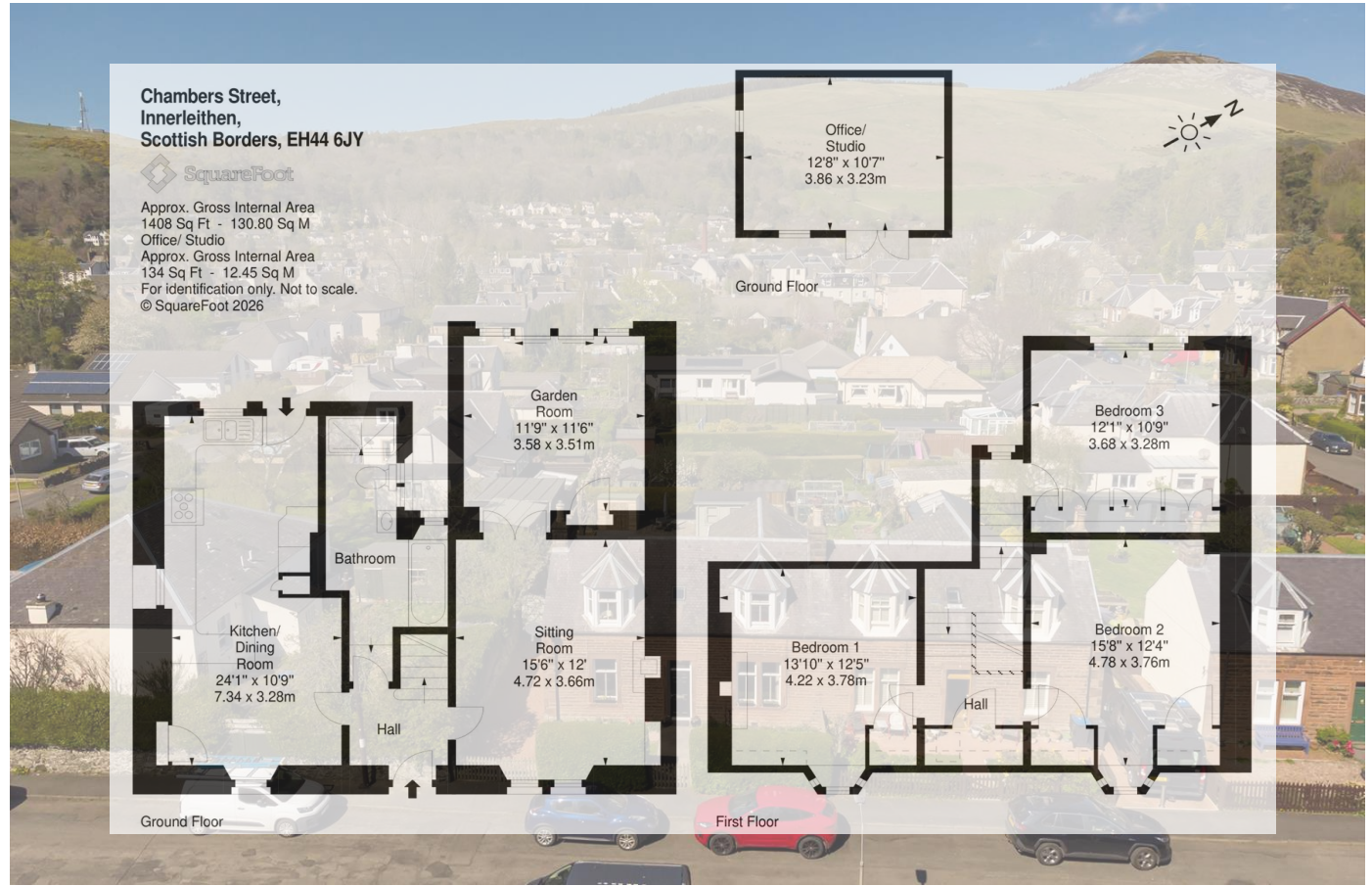
OUTSIDE:

Externally, the property enjoys private garden grounds to the front, side, and rear. To the front, there are two sections of lawn divided by a pathway leading to the house, bordered by flower beds and enclosed by mature hedging, timber gates, and fencing. To the side of the property is a chipped driveway providing convenient off-street parking. A timber gate to the side leads through to the fabulous rear garden, featuring a large area of lawn complemented by a generous paved patio, offering ample space for both lounge and dining furniture, whilst creating an ideal setting for family barbecues and alfresco entertaining with family and friends. There are several additional seating areas, along with raised planters and a charming timber summer house with power and lighting, providing a wonderful space for relaxing, or equally well-suited for use as a home office or studio. A timber garden shed offers further useful storage.

LOCATION:

Situated in the picturesque and charming Borders town of Innerleithen, the main Border towns are easily reached while Edinburgh lies approximately thirty miles to the North. The town offers a good range of local shopping, medical centre, post office, hotels, restaurants, and cafes, as well as a primary school. The neighbouring town of Peebles offers further facilities including the local High School, Tesco and Sainsbury's supermarkets, swimming pool and leisure centre. Lying in the heart of the picturesque Tweed Valley, the town of Innerleithen makes both an ideal commuter choice and a central base for indulging in the various activities available nearby such as golf, fishing, hill walking and horse riding, not to mention the world-renowned mountain biking centres of Innerleithen and Glentress being on the doorstep. In addition, Innerleithen and the wider area of the Borders has a thriving Arts Community, with many Art Galleries and a wide variety of arts and crafts activities for all ages. There is a multi-screen cinema in nearby Galashiels and there are a number of local theatre and music groups, notably St Ronan's Silver Band and Tweedvale Pipe Band.





SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. Mixture of Timber and UPVC double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds throughout, and integrated kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category E. Amount payable for year 2026/2027 - £2,923.84. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (60) with potential C (75).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set unless the property has been sold previously.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared April 2026.

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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