

Peebles

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Offers Over £137,000

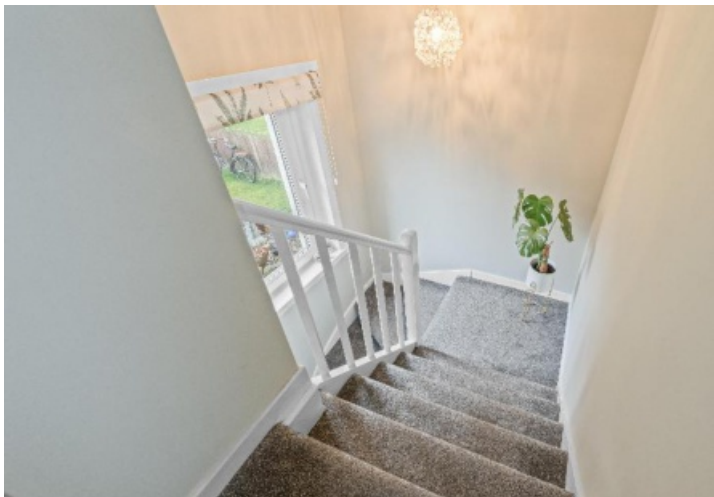
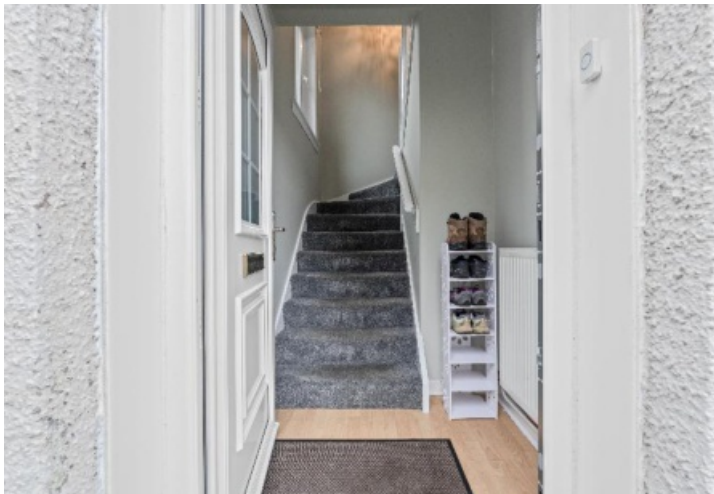


CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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19 Horsbrugh Street, Innerleithen, EH44 6LF



A well-presented, own main door, first-floor flat set within the popular Borders town of Innerleithen, offering bright and generously proportioned accommodation ideally suited to first-time buyers, downsizers or investors. The property benefits from modern comforts including gas central heating and double glazing, and further boasts a private garden to the rear with useful timber shed. Of particular note is the flexibility of the internal layout, with scope to reconfigure to create additional accommodation if desired, subject to the necessary consents. Conveniently positioned within easy reach of local amenities and scenic countryside, this property represents an excellent opportunity to acquire a comfortable home in a sought-after location.

Accommodation

GROUND FLOOR

- * Main door entrance
- * Entrance vestibule and stairs

FIRST FLOOR

- * Upper landing with ample storage and loft access
- * Spacious living / dining room with feature fireplace
- * Kitchen with integrated oven, hob and extractor hood
- * Large double bedroom
- * Modern shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden ground situated to the rear, predominantly laid to lawn
- * Timber shed / summer house with decking
- * Ample on-street parking

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Approximate Gross Internal Area = 56.7 sq m / 610 sq ft

House Attic / Outbuilding = 24.7 sq m / 266 sq ft

Total = 81.4 sq m / 876 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268224)

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 A.

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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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.