

Peebles

Call 01721 723999

Offers Over £185,000

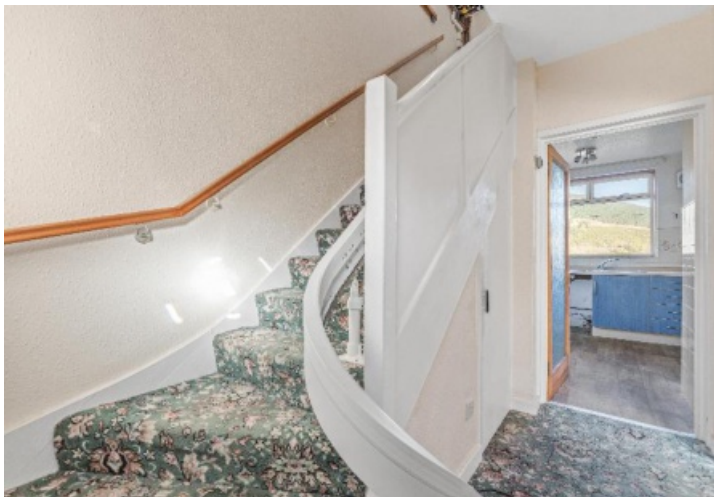


CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Walker Street, Innerleithen, EH44 6LR



Semi-detached two bedroom villa enjoying a quiet location and exceptional, uninterrupted views of the surrounding hills and countryside. Whilst the property would benefit from a degree of modernisation it benefits from spacious living accommodation with an internal footprint extending to 80m² or thereby, (offering scope for extension subject to consents). Occupying a generous plot, including a driveway providing ample off-street parking. Situated just a stone's throw from highly regarded St. Ronan's Primary School, within easy walking distance of the town centre and with direct access to world-class mountain biking trails, walks, fishing and many other popular outdoor pursuits.

Accommodation

GROUND FLOOR

- * Hallway
- * Open plan, dual aspect living / dining room with feature fireplace
- * Kitchen with access to the vestibule extension and out to the rear garden

FIRST FLOOR

- * Upper landing
- * Two generously proportioned double bedrooms with fitted wardrobes
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Enclosed garden to the front, side and rear
- * Driveway
- * Single detached timber garage with power and light

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Approximate Gross Internal Area = 79.91 sq m / 860 sq ft

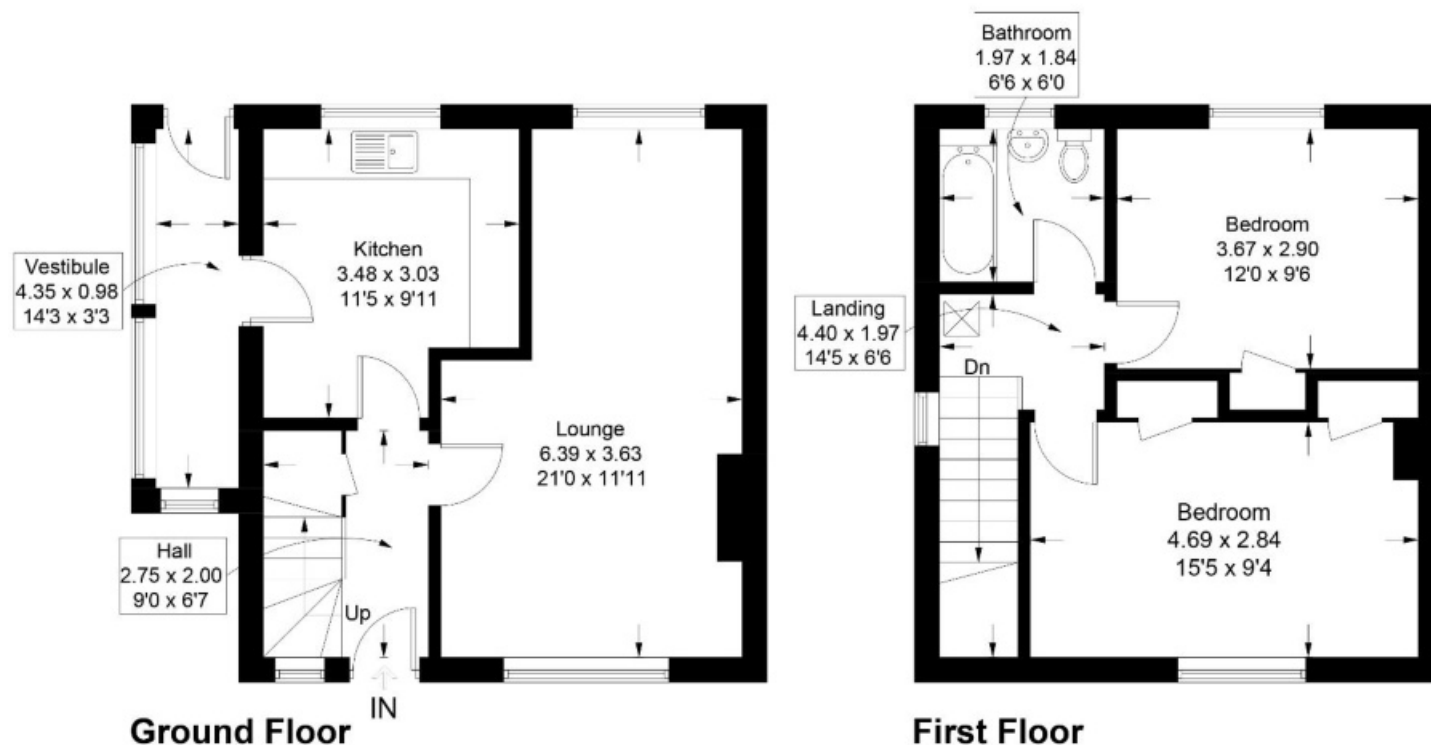


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263826)

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 fixtures and fitting are included.

Services

Mains electricity, gas, water and drainage

EPC

D

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

Also At:

| | |
|-------------|-----------------------|
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Full members of:



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