

**Peebles**  
Call 01721 723999

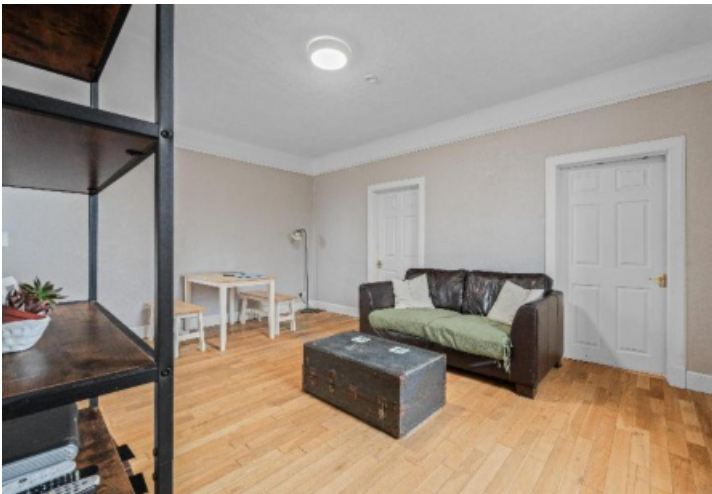
**Offers Over £155,000**

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**4 Caerlee Cottage, Maxwell Street, Innerleithen, EH44 6HS**



A traditional two-bedroom ground floor flat with its own private main door entrance, built circa 1890 and extending to approximately 48m<sup>2</sup>, situated in a peaceful location within easy walking distance of the town centre. The area provides an excellent range of independent shops, cafés, pubs and restaurants. A notable feature of the property is the fully enclosed private garden to the rear, benefiting from a sunny south-easterly aspect. The garden also incorporates secure external storage, suitable for bikes and general use. Ideally suited to first-time buyers, downsizers or investors, this property presents an excellent opportunity in a desirable setting.

## Accommodation

### GROUND FLOOR

- \* Hallway
- \* Dual aspect living room
- \* Dual aspect, kitchen with integrated appliances
- \* Two bedrooms
- \* Shower room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Private garden with a predominantly south easterly aspect, laid to lawn and incorporating a paved patio
- \* Timber shed
- \* External store ideal for secure bike storage
- \* External tap

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Approximate Gross Internal Area = 48.13 sq m / 518 sq ft

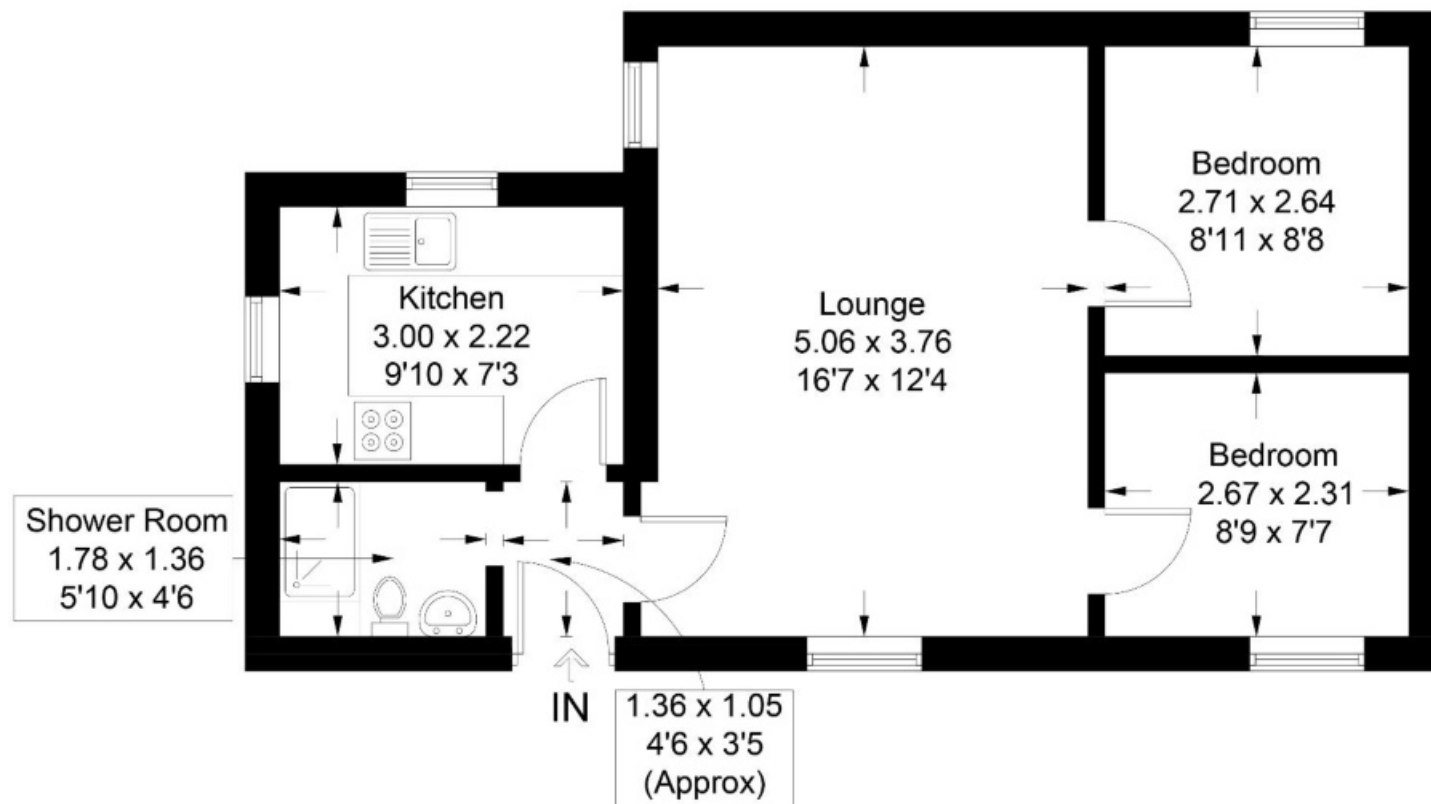


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285097)

### 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 D

### 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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