

11 Leithen Road, Innerleithen, EH44 6HX

Offers Over £265,000

JBM ESTATE AGENTS

A delightful and deceptively spacious five-bedroom first and attic floor flat, forming part of an attractive traditional stone-built terraced building, ideally positioned within the bustling Borders town of Innerleithen.







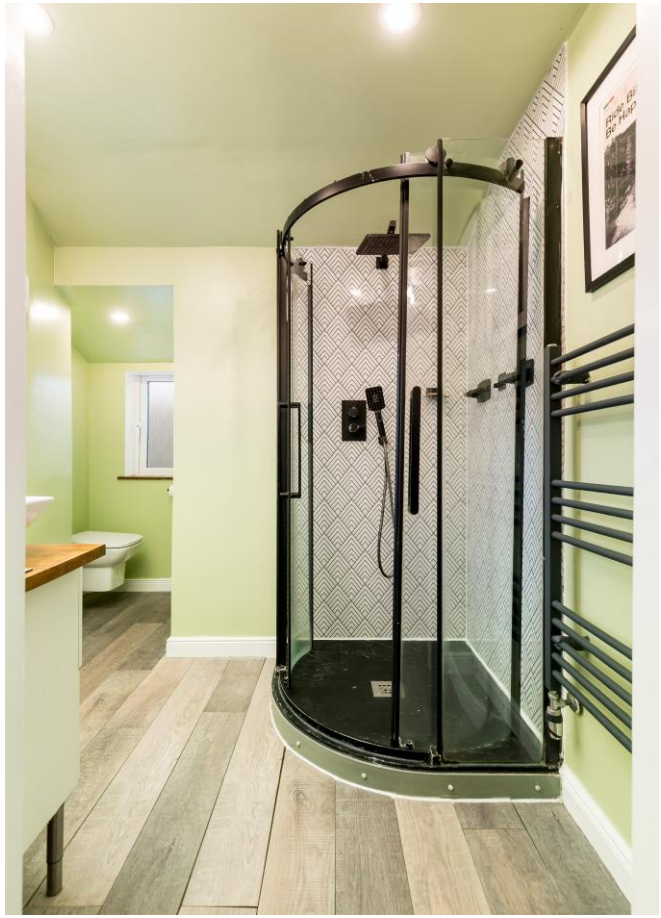


DESCRIPTION:
Dating back to the late 1800's, and formerly comprising two separate dwellings, this generously proportioned property offers a quirky yet versatile layout, providing well-balanced accommodation extending to an impressive 1,476 square feet across two levels. Boasting charming interiors, including a superb open-plan dining kitchen and a spacious sitting room featuring an attractive exposed stone wall, the property further benefits from an exceptionally convenient location, within easy walking distance of the town's amenities, with delightful riverside walks, parks and renowned mountain biking trails all close at hand. Early viewing is highly recommended.

Accessed via a covered external stairwell to the rear of the building, the accommodation opens into a useful utility room, which in turn leads to a distinctive U-shaped hallway with generous storage adding to the practicality, while an unusual provision of two separate staircases rising to the upper floor, creates an interesting and quirky arrangement offering flexibility and ease of access between the two levels. Enjoying dual-aspect windows to the front and side, the generously proportioned sitting room features an attractive exposed stone wall, incorporating a recessed multi-fuel stove, while glazed French doors open directly into the dining kitchen, creating a lovely flow between the two spaces. With ample room for a dining table and chairs, the kitchen itself is fitted with a range of stylish, two-tone wall and base units with quartz worktops incorporating a composite sink unit, finished off with stylish contemporary tiling. Integrated appliances include an electric hob, extractor hood, eye level double electric oven and microwave combi, a dishwasher, with space and services for an American style fridge freezer. To the rear of the property are two versatile bedrooms, both enjoying views over the rear garden. One is currently utilised as a guest/snug room, while the other is arranged as a workspace. Completing the first-floor accommodation is a modern shower room fitted with a WC, vanity unit wash hand basin and separate corner shower unit. A choice of two staircases rises to the upper floor, where a central hallway landing provides access to the remaining accommodation. The particularly spacious principal bedroom is a lovely space filled with natural light via a front-facing dormer bay window with views over Leithen Water, and benefits from having a fitted walk-in wardrobe. There are two further bedrooms on this level, one also enjoying a front-facing dormer bay window and fitted storage, while the other is positioned to the rear. Both are currently utilised as home offices, highlighting the flexibility of the accommodation. Completing the accommodation is the stylish bathroom which is well-appointed with a freestanding double-ended bath with mixer shower, complemented by a fitted vanity unit incorporating a WC and wash hand basin.

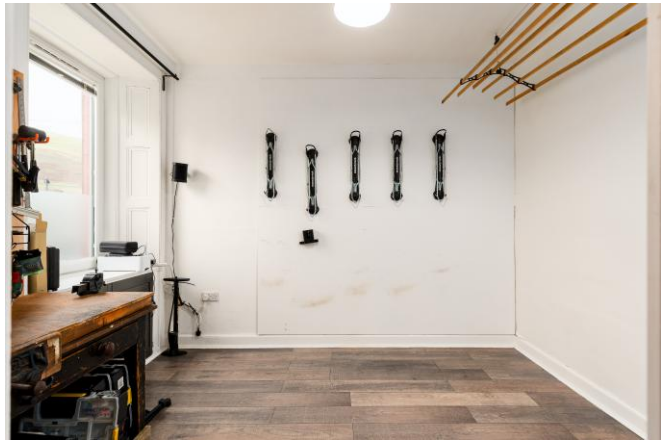
OUTSIDE:
Externally, the property benefits from generous private rear garden comprising a lawned area, decorative chipped sections with raised timber planter and a spacious paved patio, ideal for outdoor dining and relaxation. There is also a useful brick store beneath the external staircase, with additional storage provided by a timber shed within the communal garden. The gardens are enclosed by timber fencing and hedging, with on-street parking available to the front of the building.

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.

















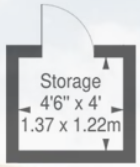




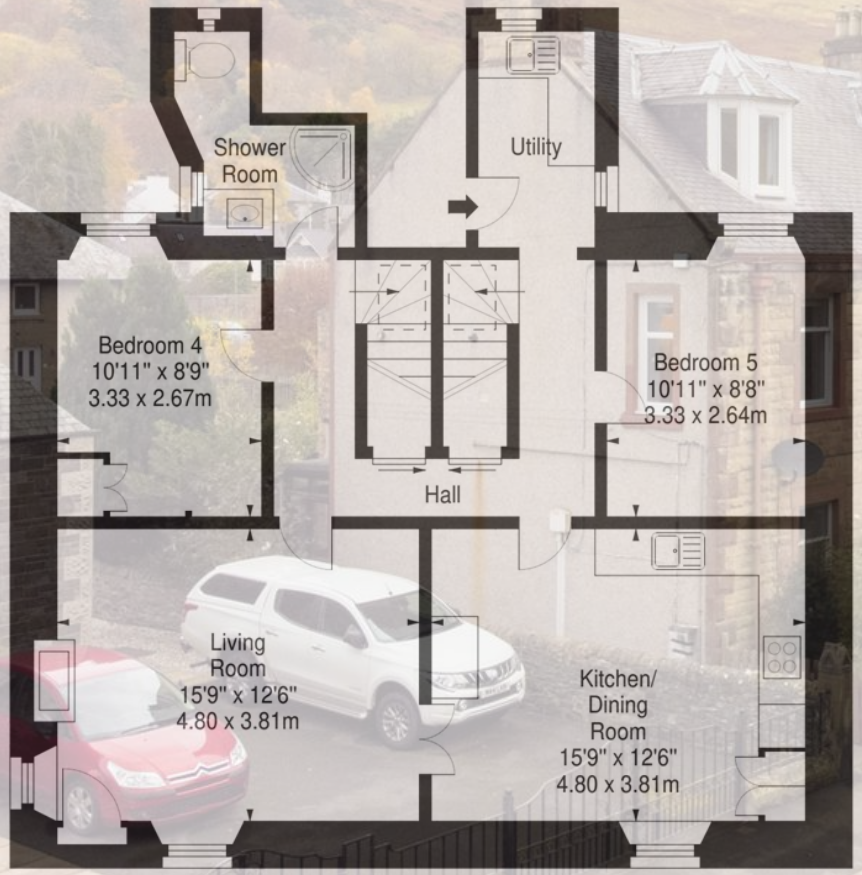
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SquareFoot

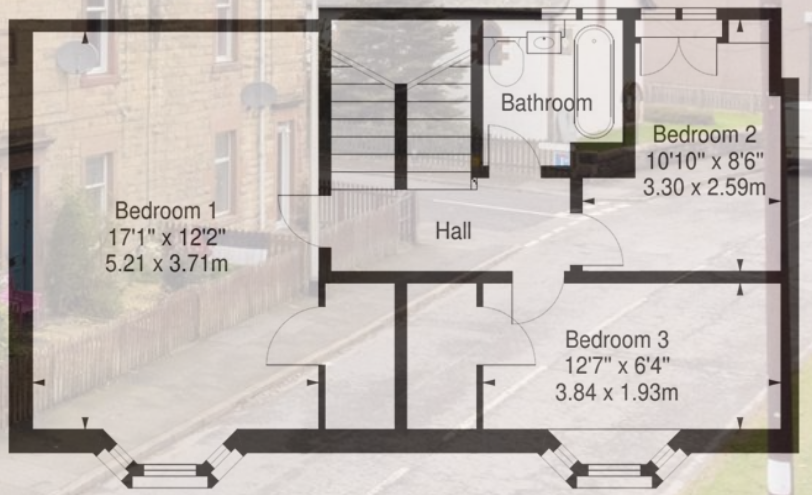
Approx. Gross Internal Area
1467 Sq Ft - 136.28 Sq M
Storage
Approx. Gross Internal Area
18 Sq Ft - 1.67 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



Second Floor

SERVICES:
Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Superfast broadband connection available.

ITEMS TO BE INCLUDED:
All fitted floor coverings, fitted light fittings, blinds throughout, integrated kitchen appliances, and the American style fridge-freezer will be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:
For Council Tax purposes this property has been assessed as band category B. Amount payable for year 2026/2027 - £1,766.21. 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 (67) 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 November 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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