

Peebles

Call 01721 723999

Fixed Price £310,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Tweedbank Ley, Innerleithen, EH44 6PE



Constructed in 2001 by Stonespey Limited, this attractive two-bedroom detached bungalow extends to approximately 71m² (or thereby) and is presented in good decorative order throughout. The property offers well-proportioned, single-level accommodation, ideally suited to a range of purchasers.

Externally, the property benefits from a wrap-around garden designed for easy maintenance, together with a private driveway and garage, providing excellent outdoor space and convenient off-street parking.

The property is located in the popular Borders town of Innerleithen, within easy reach of local amenities, recreational facilities, and the surrounding countryside.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with feature fire
- * Modern fitted dining kitchen
- * Spacious double bedrooms with fitted wardrobes
- * Further double bedroom
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private wraparound garden grounds
- * Detached garage with power and light
- * Driveway providing ample parking

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Approximate Gross Internal Area = 71.5 sq m / 770 sq ft

Garage = 14.8 sq m / 159 sq ft

Total = 86.3 sq m / 929 sq ft

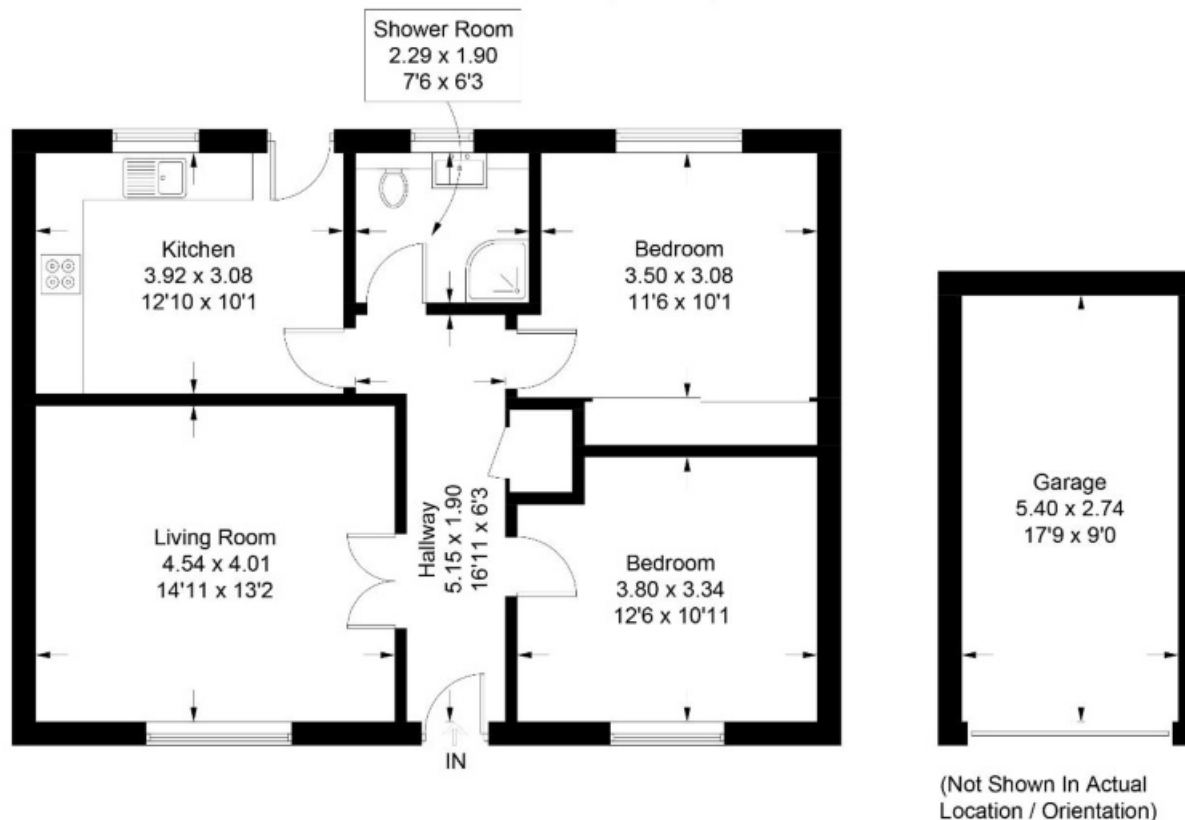


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263220)

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 C

Council Tax

Band D

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

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Peebles, EH45 8RX
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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.