



27 Traquair Road, Innerleithen, Peeblesshire, EH44 6PD
Offers Over £185,000



A highly desirable two-bedroom detached bungalow, set within generous private gardens centrally located just a short stroll from the vibrant High Street in the picturesque Borders town of Innerleithen.



DESCRIPTION:

Built in the 1940s, and well-presented throughout, this charming property offers 783 square feet of well-proportioned accommodation, featuring a delightful sunroom to the rear. Boasting beautiful mature private gardens, a private driveway with off-street parking to the rear, and close proximity to excellent local amenities, this property also offers the added benefit of stunning countryside walks and cycle paths right on the doorstep. An ideal choice for a wide range of buyers, early viewing is highly recommended to fully appreciate all that this home has to offer.

Approached through a welcoming front garden, and in good decorative order throughout, the internal layout begins with a bright and airy entrance hallway allowing access to all accommodation. The inviting sitting room is filled with natural light from dual-aspect windows to the front and side, while a multi-fuel burning stove with a floating timber mantel creates a charming focal point. Enjoying a side window, the kitchen is well-appointed with a range of modern wall and base units complemented by contrasting worktops. Integrated appliances include a double electric oven, microwave, gas hob, and dishwasher, while space and connections are provided for a washing machine and fridge freezer, both of which are currently in place. Accessed from the kitchen, the sunroom is a wonderful addition to the home, enjoying views of, and direct access to, the private rear garden. An ideal spot to relax and unwind, it could equally serve as a dining area, perfect for gatherings with family and friends. There are two comfortable double bedrooms, one located to the front, and the other to the rear which benefits from ample fitted wardrobes. Completing the accommodation is a modern shower room, featuring a large walk-in shower and a fitted vanity unit with WC and wash hand basin. Two opaque rear windows provide excellent natural light while.

OUTSIDE:

Externally, the property showcases private gardens to the front, side, and rear. The front garden is laid with decorative chippings, complemented by mature shrubbery that adds a touch of greenery and charm. A side pathway leads to the impressive rear garden, beautifully arranged with a central lawn framed by mature flower beds, shrubs, and bushes. A recently installed timber deck, generously proportioned and complemented by a timber summer house, creates an inviting space for alfresco dining and relaxed outdoor seating. Beyond this area lies a further generous section featuring a private, gated driveway at the rear of the property, comfortably accommodating two vehicles. This space also includes two timber sheds and a log store, providing practical storage solutions. Additionally, the current owner leases a garage plot from the Scottish Borders Housing Association, which can be transferred to the new owners. The plot currently has a timber garage, which will be included.

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 which also provides education at nursery level. 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.



SERVICES:

Mains water and drainage. Mains electricity. Gas-fired central heating. UPVC double-glazed windows. Telephone and FTTP broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances are to be included in the sale of the property. The washing machine and fridge freezer may be available under negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B. Amount payable for the financial year 2025/2026 - £1,627.20. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

EPC RATING:

The Energy Efficiency Rating for this property is C (69) with potential C (77).

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:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Email address: mail@jbmestateagents.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

IMPORTANT NOTE:

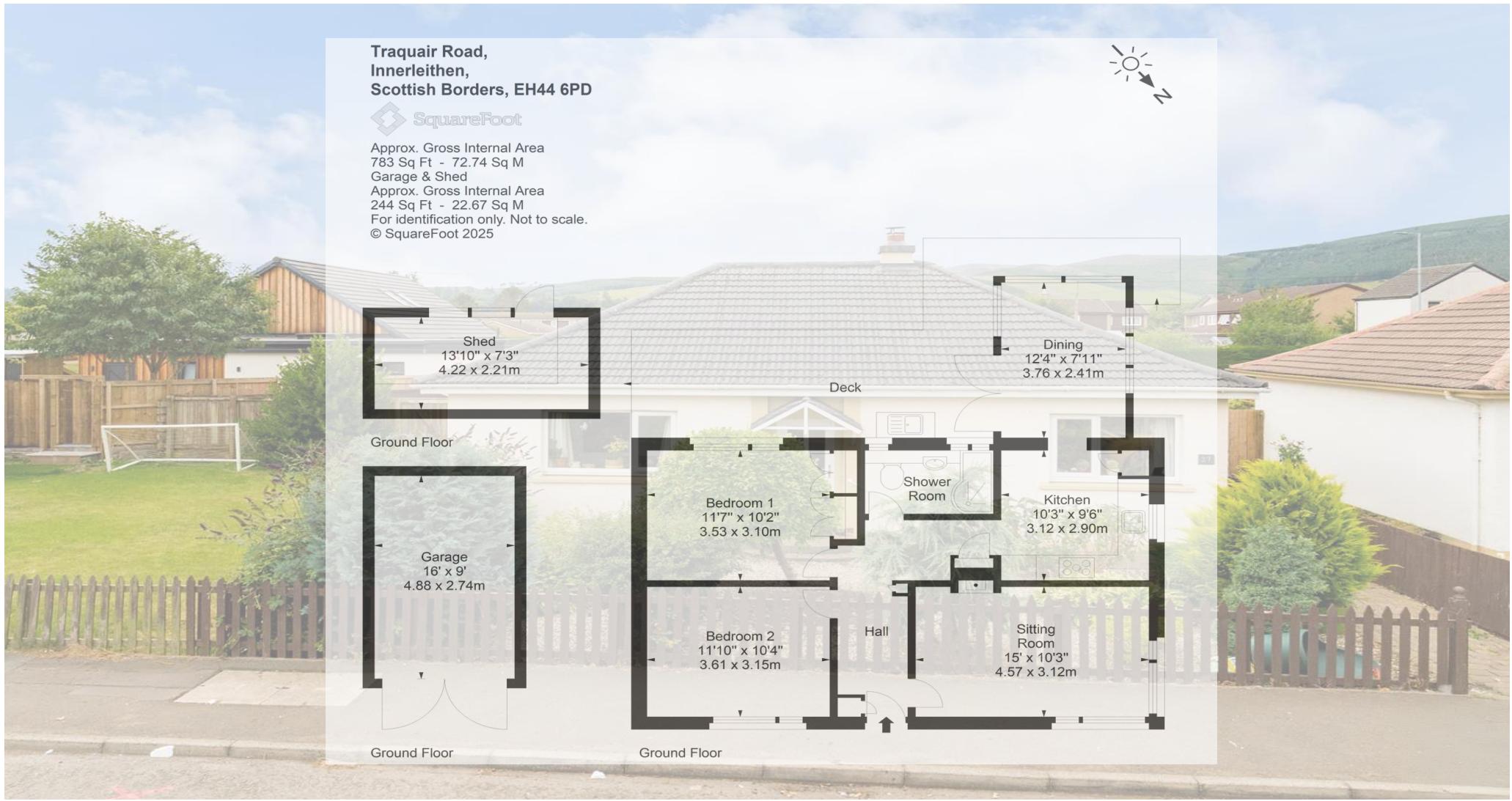
While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains 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:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided, and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared August 2025.





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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmestateagents.co.uk
www.jbmestateagents.co.uk