

Peebles

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Offers Over £350,000



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Mansfield, 3 Horsbrugh Street, Innerleithen, EH44 6LF



Set within generous wraparound gardens in the highly sought-after Borders town of Innerleithen, this attractive extended detached home offers a wonderful opportunity to acquire a property of character, space and exceptional potential. Dating from around 1930, the property combines generous proportions with a versatile layout, creating a home perfectly suited to modern family living.

The well-balanced accommodation provides an excellent blend of reception and bedroom space, offering flexibility to suit a variety of lifestyles. While the interiors offer scope for a purchaser to refresh and personalise to their own taste, the property has been thoughtfully extended over the years to maximise the available space. An attached single garage, complete with power and lighting, is complemented by a substantial fully lined and floored room above, also benefiting from power, lighting and double-glazed windows, providing an ideal space for a home office, studio, hobbies or additional storage.

Offering generous accommodation, attractive wraparound gardens and exciting potential to create a truly individual home, this is a rare opportunity to secure a distinctive property in one of the Scottish Borders' most desirable towns. With world-class mountain biking, scenic walking and cycling routes, fishing on the River Tweed and an abundance of outdoor pursuits all on the doorstep, the property is perfectly placed to enjoy the exceptional lifestyle that makes Innerleithen such a sought-after place to call home.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Bay Window living room with feature fire
- * Sitting room / Snug
- * Inner hallway
- * Cloak room
- * Dining kitchen with patio doors to the rear
- * Utility room
- * Double bedroom with fitted wardrobes

FIRST FLOOR

- * Upper landing
- * Three double bedrooms
- * Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Fully enclosed wraparound garden laid to lawn
- * Garage with power and light with substantial fully lined and floored room above
- * Driveway providing ample parking

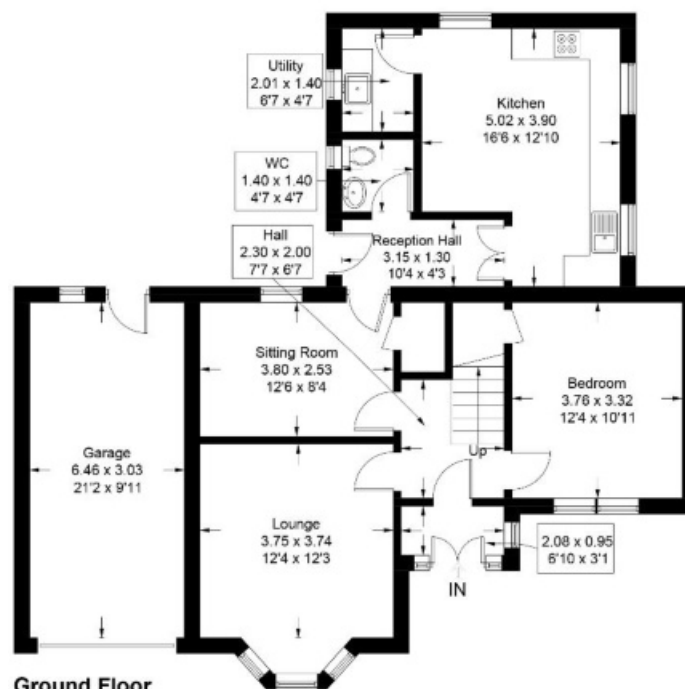
3 Horsburgh Street, Innerleithen, EH44 6LF

Approximate Gross Internal Area = 145.1 sq m / 1562 sq ft

(Including Room Over Garage)

Garage = 19.6 sq m / 211 sq ft

Total = 164.7 sq m / 1773 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319680)

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 E

Council Tax

Scottish Borders Council, Tax Band E.

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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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