

**Peebles**

Call 01721 723999

**Offers Over £110,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**32 Miller Street, Innerleithen, EH44 6QS**



32 Miller Street, Innerleithen is a charming one-bedroom, ground floor flat with its own private main door, offering comfortable living in a peaceful and well-established residential area. The property benefits from a bright and well-proportioned layout, ideally suited to first-time buyers, downsizers, or those seeking a convenient base within the Scottish Borders. Accessed via its own private entrance, the accommodation provides a welcoming sense of privacy and independence. A particularly attractive feature of the property is the generous garden to the rear, offering a lovely outdoor space which is ideal for relaxing, gardening, or outdoor dining during the warmer months. Located within easy reach of Innerleithen's local amenities, shops, cafés and scenic countryside walks.

## Accommodation

### GROUND FLOOR

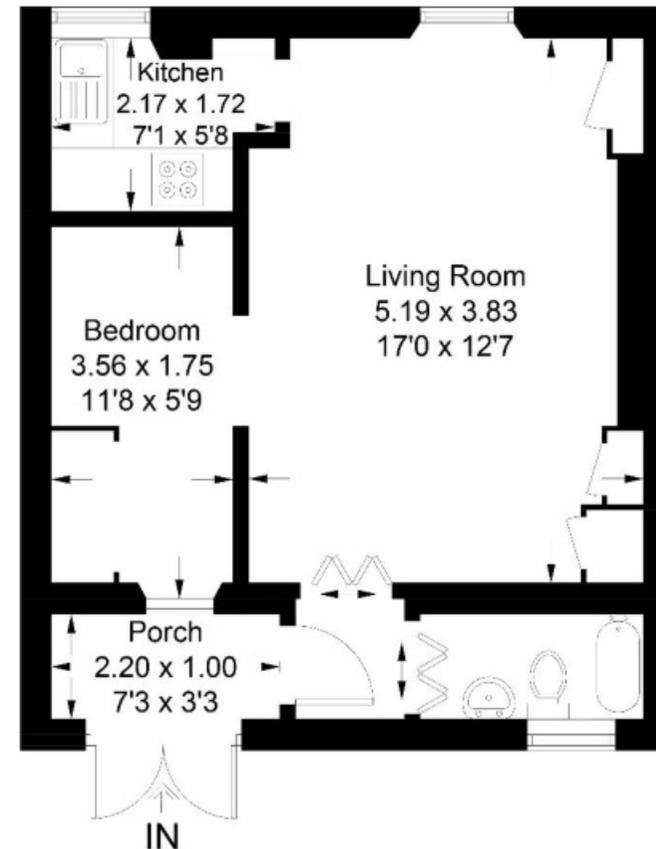
- \* Main door entrance, accessed via the rear of the building
- \* Integral porch
- \* Spacious, bright living room
- \* Kitchen with integrated oven, hob and extractor hood
- \* Bedroom
- \* Shower room

### ADDITIONAL INFORMATION

- \* Large private garden to the rear, predominantly laid to lawn
- \* Summer house
- \* Gas central heating
- \* Double glazing

32 Miller Street, Innerleithen, EH44 6QS

Approximate Gross Internal Area = 35.91 sq m / 386 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1250454)

### 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, washing machine, microwave, freezer and curtains are included. No warranty will be provided in respect of the white goods.

### Services

Mains electricity, gas, water and drainage

### EPC

D

### Council Tax

Scottish Borders 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



Also At:

Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867  
Tranent, Tel 01875 611211

Full members of:



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.