

**Peebles**

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**Offers over £375,000**

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**18 Leithen Mills, INNERLEITHEN, EH44 6JJ**





Virtually staged



Virtually staged



A well-proportioned detached bungalow occupying a peaceful position on a quiet no-through road within an established residential area of Innerleithen. Built in 2000, the property offers approximately 141m<sup>2</sup> or thereby of generous and versatile accommodation, thoughtfully arranged across a single level to provide an excellent degree of flexibility and ease of living.

The property enjoys a pleasant sense of privacy, with its own surrounding garden grounds and the added convenience of driveway parking and an integral garage. Its quiet setting, generous proportions and practical single-storey layout combine to create a particularly appealing home, ideally suited to a variety of buyers.

Situated within easy reach of Innerleithen town centre, the property is well placed for access to a range of local amenities, while the surrounding area offers a wealth of opportunities for walking, cycling and enjoying the wider Scottish Borders countryside.

**\*\* Please note that some of the photographs have been virtually staged for illustrative purposes. \*\***

## Accommodation

### GROUND FLOOR

- \* Entrance vestibule
- \* Hallway
- \* Dual aspect living room with feature fireplace and patio doors to the rear garden
- \* Dining kitchen
- \* Utility room
- \* Master bedroom with en-suite shower room
- \* Two further double bedrooms
- \* Ample storage

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Integral garage
- \* Driveway
- \* Wraparound garden, fully enclosed to the rear, enjoying an idyllic setting with views of the surrounding hills and the Mill Lade running through
- \* Timber shed

## 18 Leithen Mills, Innerleithen, EH44 6JJ

Approximate Gross Internal Area  
141.3 sq m / 1521 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1331510)

### 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, bank 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 fixtures and fittings, including integrated appliances, blinds and light fittings, where applicable are included in the price.

### Services

Mains gas, electricity, water and drainage

### EPC

### Council Tax

Scottish Borders Council. Council Tax band F

### 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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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.