

Peebles

Call 01721 723999

Offers over £140,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5/4 Peebles Road, Innerleithen, EH44 6QX



Occupying the first floor of a handsome period building dating back around 135 years, 5/4 Peebles Road is a beautifully presented apartment that effortlessly combines traditional character with modern comforts. High ceilings and large windows create a wonderful sense of space and light throughout, while original features such as the elegant cornicing in the living room and a charming open fire provide warmth, personality and a connection to the property's rich history. Retaining all the appeal of its Victorian origins, this is a home that offers both character and style in equal measure whilst enjoying a central location and all the benefits of an excellent range of independent shops, cafes, pubs and restaurants on the doorstep.

Accommodation

GROUND FLOOR

- * Communal entrance hallway and stairs

FIRST FLOOR

- * Main door
- * Entrance hallway
- * Living room with open fire
- * Two spacious double bedrooms
- * Kitchen
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Ample on-street parking
- * Communal garden

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Approximate Gross Internal Area = 62.1 sqm / 668 sq ft

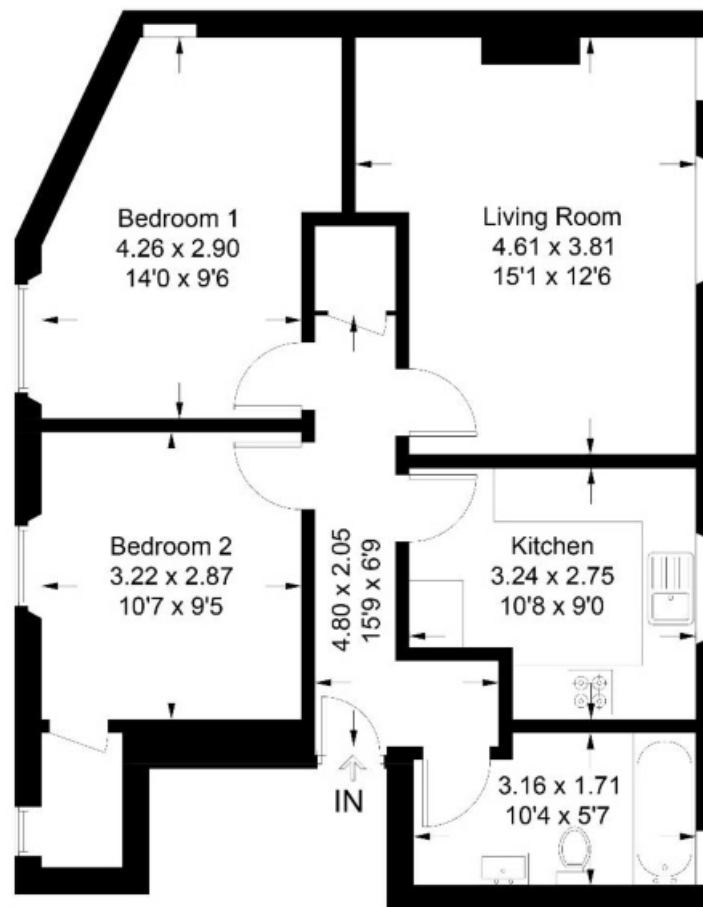


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1332764)

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

Sold as seen.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council. 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

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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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Full members of:



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