

Peebles

Call 01721 723999

Offers Over £250,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



39 George Street, Innerleithen, EH44 6LJ



Offering spacious and versatile accommodation, this attractive three-bedroom end-terraced house in Innerleithen, features a modern, newly installed kitchen and an adjoining conservatory, creating a welcoming setting for everyday living and entertaining. The home also enjoys views over the surrounding hills, adding to its appeal and sense of connection with the beautiful Borders landscape. Outside, the south-facing rear garden is a particular highlight, providing a sunny spot to relax, enjoy outdoor dining or spend time with family and friends. Off-street parking and a detached garage offer further convenience, while the local primary school and town amenities are within walking distance or easy reach. Combining practical features with attractive outdoor space and a desirable Innerleithen setting, this is an appealing home for a range of buyers.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Modern fitted kitchen with integrated appliances
- * Conservatory
- * Shower room

FIRST FLOOR

- * Upper landing
- * Three spacious double bedrooms with fitted cupboards

ADDITIONAL INFORMATION

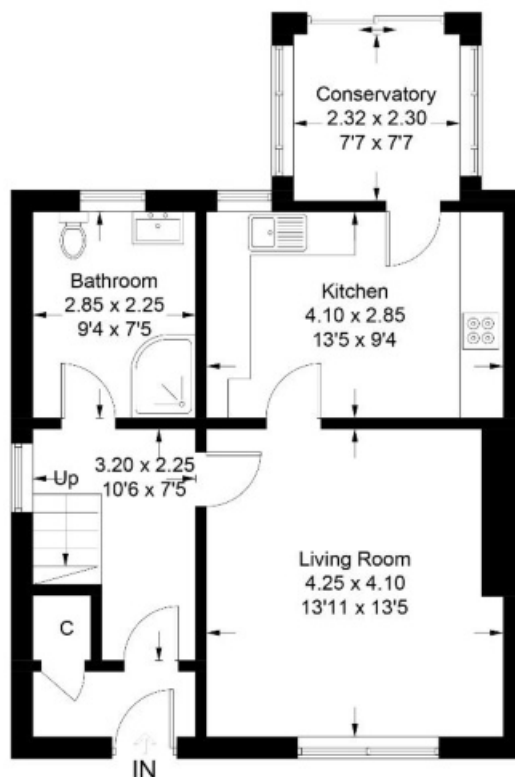
- * Gas central heating
- * Double glazing
- * Driveway providing ample parking
- * Timber garage
- * Private garden grounds to the front and rear benefitting from a sunny aspect

39 George Street, Innerleithen, EH44 6LJ

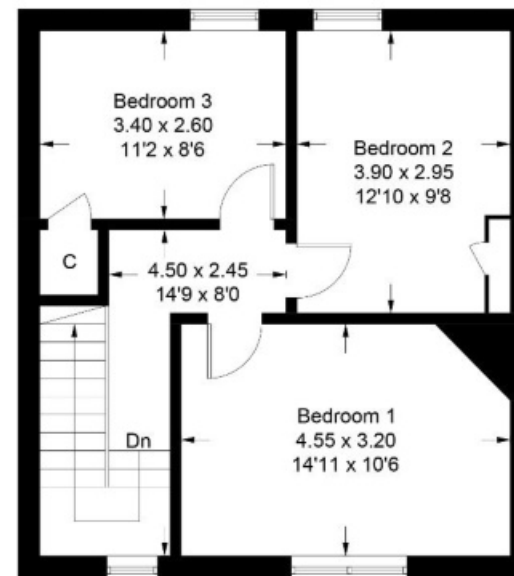
Approximate Gross Internal Area = 100.3 sq m / 1080 sq ft

Garage = 16.6 sq m / 179 sq ft

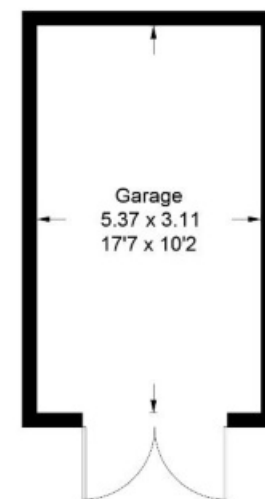
Total = 116.9 sq m / 1259 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1341280)

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 D

Council Tax

Band B

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.