

**Peebles**  
Call 01721 723999

**Fixed Price £150,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**Garden Cottage**  
**49, High Street, Innerleithen, EH44 6HD**



Garden Cottage is a single storey, semi-detached property tucked away off the High Street enjoying a surprisingly private and quiet setting within easy walking distance of local amenities. The accommodation is presented in excellent decorative order throughout and a particularly pleasing feature is the patio doors from both bedrooms that open out to the well maintained garden.

### Accommodation Details:

#### GROUND FLOOR

Hallway  
Livingroom with space for dining  
Breakfasting Kitchen  
Two double bedrooms  
Conservatory  
Bathroom

Gas central heating  
Double glazing  
Garden

Located in the centre of the High Street and accessed via a secure vennel with number 49 marked above the doorway next to Bliss Salon.

### Floor Plan



#### Situation:

The town of Innerleithen is located in the scenic Tweed Valley by the banks of the River Tweed. The town has a country feel and provides a wide range of amenities including local shopping, bank and health centre. The local primary school, which is nearby, also provides nursery education and secondary education 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.

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 the Cardrona championship golf course a mere 4 miles away.

#### Fixtures and Fittings:

All fitted carpets and all other fitted floor coverings are included. The condition of any white goods remaining will not be guaranteed.

#### Services:

Mains gas, electricity, water and drainage.

#### EPC:

D

#### Viewings:

Please contact the Selling Agents on 01721 723999 to arrange an appointment.

#### 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

23 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

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



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Galashiels, Tel 01896 758 311  
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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.