

Peebles

Call 01721 723999

Offers over £260,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



MILL LADE
10 Leithen Mills, Innerleithen, EH44 6JJ



Detached Bungalow with Garage.

Rare to the market.

Peaceful setting forming part of a popular residential development.

Well proportioned, versatile layout.

Presented in good decorative order.

Accommodation Details:

GROUND FLOOR

Hall
Lounge with open plan Dining area
Breakfasting Kitchen
Master bedroom with en-suite Shower room
Two further double Bedrooms
Bathroom
Heated Conservatory

ADDITIONAL INFORMATION

Gas central heating
Double glazing
Beautiful, well maintained gardens
Garage
Driveway

Within easy walking distance of local amenities.

School bus available to the highly regarded Peebles High School.

Mill Lade, 10 Leithen Mills, Innerleithen, EH44 6JJ

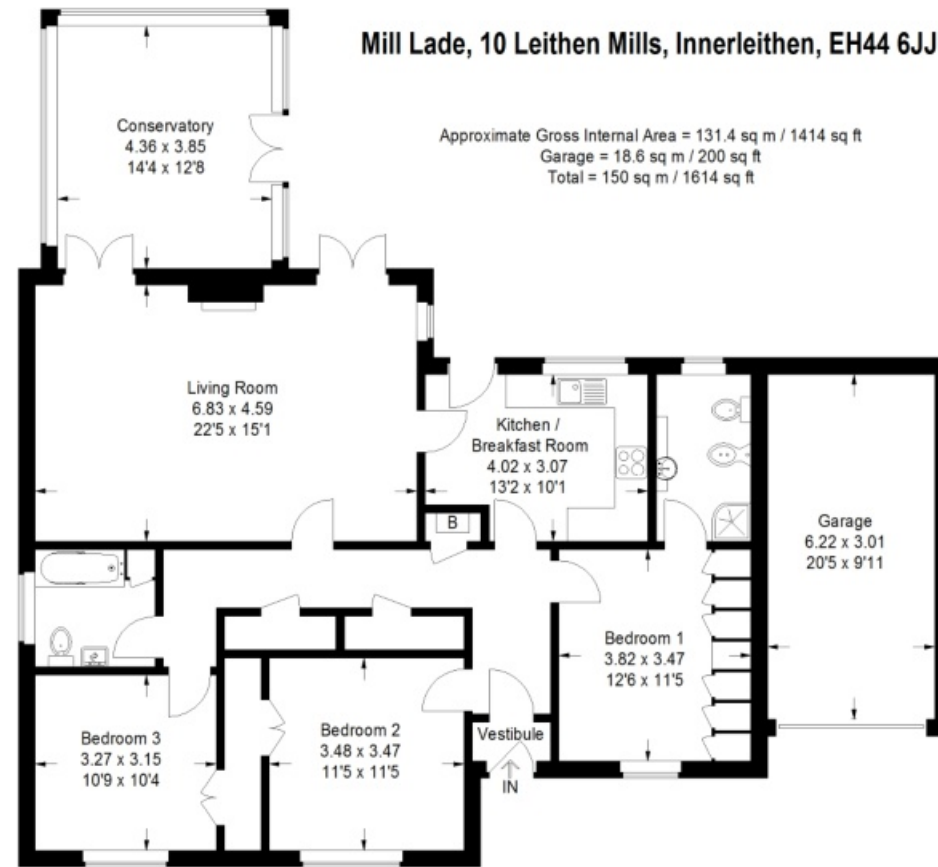


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 478798)

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

Included in the sale are: fitted carpets & floor coverings, curtains, freestanding cooker, washing machine & dishwasher. The condition of any white goods remaining will not be guaranteed.

Services:

Mains gas, electricity, water and drainage.

EPC:

D

Viewings:

To arrange an appointment to view, please contact the Selling Agents on 01721 723999.

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

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

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



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.