

**Peebles**  
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**Offers over £255,000**

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**St Ronans Cottage, 102 Leithen Road, Innerleithen, EH44 6NJ**





A rare opportunity to acquire a charming, detached, stone-built cottage with almost an acre of land. Enjoying a fine setting next to Leithen Water on the outskirts of town and easily maintained predominantly natural woodland garden grounds with a beautiful backdrop of the surrounding hills and trees. St. Ronan's Cottage offers traditional features, direct access to countryside walks, and scope to extend (subject to planning consents).

Accommodation Details:

GROUND FLOOR

- Hallway
- Livingroom
- Kitchen
- Utility room
- Master bedroom with Dressing area and en-suite Shower room

FIRST FLOOR

- Upper Landing
- Two double bedrooms
- Family Bathroom

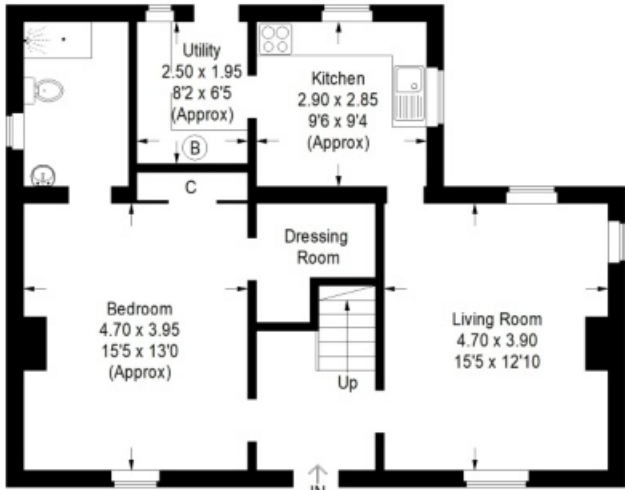
FURTHER INFORMATION

- Gas central heating
- Partial double glazing
- Easily maintained garden with direct access to countryside walks.
- Driveway providing ample parking for a number of vehicles.
- Tremendous potential for extension.

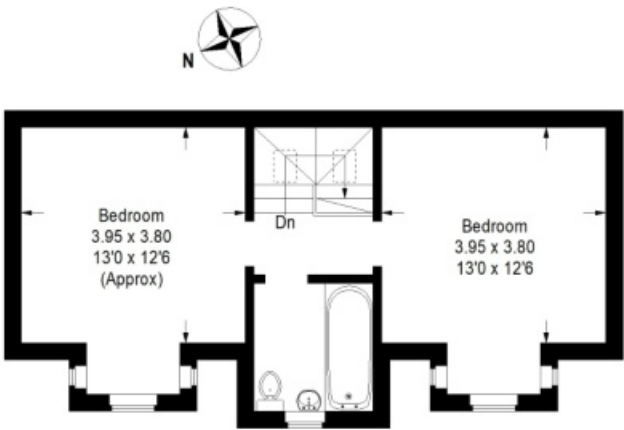
Rarely do properties of this type, in this locale, come to the market for sale and as such early viewing is highly recommended.

St. Ronan's Cottage, 102 Leithen Road, Innerleithen, EH44 6NJ

Approximate Gross Internal Area  
115.8 sq m / 1246 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2019 (ID 515168)

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 shopping, bank and health centre. Innerleithen Primary School also provides nursery education, and secondary education is available at the nearby, highly regarded, Peebles High School. There are many pleasant river, woodland and hill walks and a convenient cycle path which links Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails.

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. The fire in the master bedroom is disconnected and not in a working condition.

Services:

Mains gas, electricity, water and drainage.

EPC:

E

Viewings:

By appointment with the Selling Agents.

Council Tax:

Band D

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.