

**Peebles**

Call 01721 723999

**Offers Over £75,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**3 Hall Street, Innerleithen, EH44 6QT**







A ground floor flat forming part of a traditional stone built tenement within a central location situated just off the High Street. The property is presented in good decorative order throughout, benefitting from a modern fitted Kitchen and Utility room. Offering excellent potential as a holiday let, rental investment or for a first time buyer. Early viewing is highly recommended.

#### Accommodation Details:

#### GROUND FLOOR

Communal entrance Hallway

Main door

Hall

Open plan Livingroom / Kitchen

Double Bedroom with En-suite Shower room

Utility room

#### ADDITIONAL INFORMATION

Gas central heating

Double glazing

Communal garden

### 3 Hall Street, Innerleithen, EH44 6QT

Approximate Gross Internal Area = 32.8 sq m / 353 sq ft

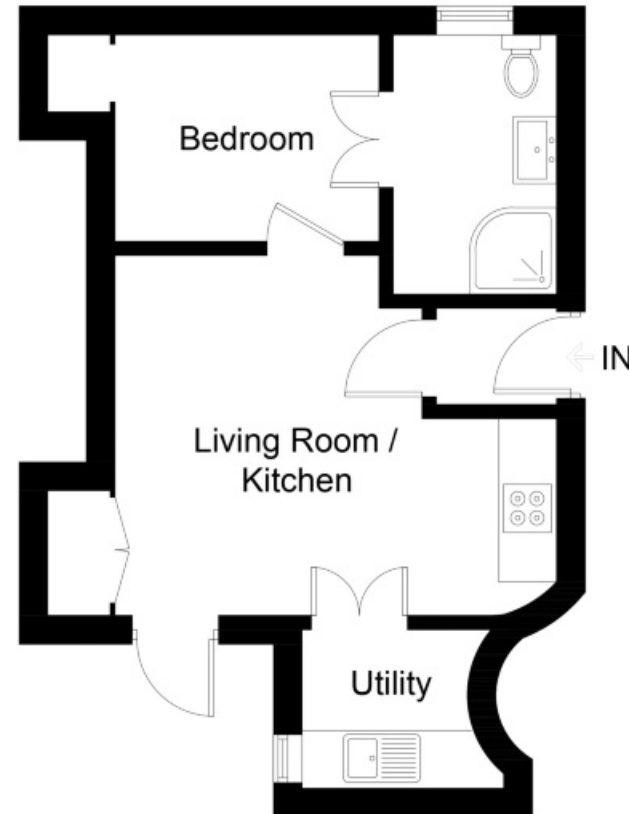


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID555424)

#### 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 local shopping, bank and health centre. The local Primary School also provides nursery education and 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. 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 carpets and all other fitted floor covering are included. The condition of any white goods remaining will not be guaranteed.

#### Services:

Main gas, electricity, water and drainage.

#### EPC:

D

#### Viewings:

By appointment through the selling agents. Please call 01721 540399.

#### 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

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  
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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.