

Peebles

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Offers over £345,000

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SOLICITORS & ESTATE AGENTS

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Glenquhair, Peebles Road, Innerleithen, EH44 6QX



An extended semi-detached period property centrally located and occupying a generous sized plot. Boasting many attractive original features, spacious accommodation and a landscaped walled garden. The property is conveniently located within easy walking distance of all local amenities and benefits from excellent views of the surrounding hills. Early viewing of this superb family home is highly recommended.

Accommodation Details:

GROUND FLOOR

- Entrance vestibule
- Inner hallway
- Livingroom
- Diningroom
- Sittingroom
- Kitchen
- Utility room
- Conservatory

FIRST FLOOR

- Upper landing
- Master bedroom with dressing room and en-suite shower room
- Bedroom with wc and wash hand basin
- Two further bedrooms
- Family bathroom

ADDITIONAL INFORMATION

- Gas central heating
- Double glazing
- Walled garden
- Ample off-street parking

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Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usket.ch © (ID589557)

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, post office, 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 multi-use 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 carpets and floor coverings are included. The condition of any white goods remaining will not be guaranteed.

Services:

Mains electricity, gas, water and drainage.

EPC:

D

Viewings:

By appointment through the selling agents.

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
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



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.