

Peebles
Call 01721 723999

Offers over £78,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Peebles Road, Innerleithen, EH44 6QX



A traditional ground floor flat situated in the heart of the popular town of Innerleithen. The accommodation boasts generous sized living space extending to approximately 56 square meters or thereby, offering scope to modernise and create a comfortable home. The property is conveniently located within easy walking distance of all local amenities and offers excellent potential as a holiday let, rental investment or a first-time buyer.

Accommodation Details:

GROUND FLOOR

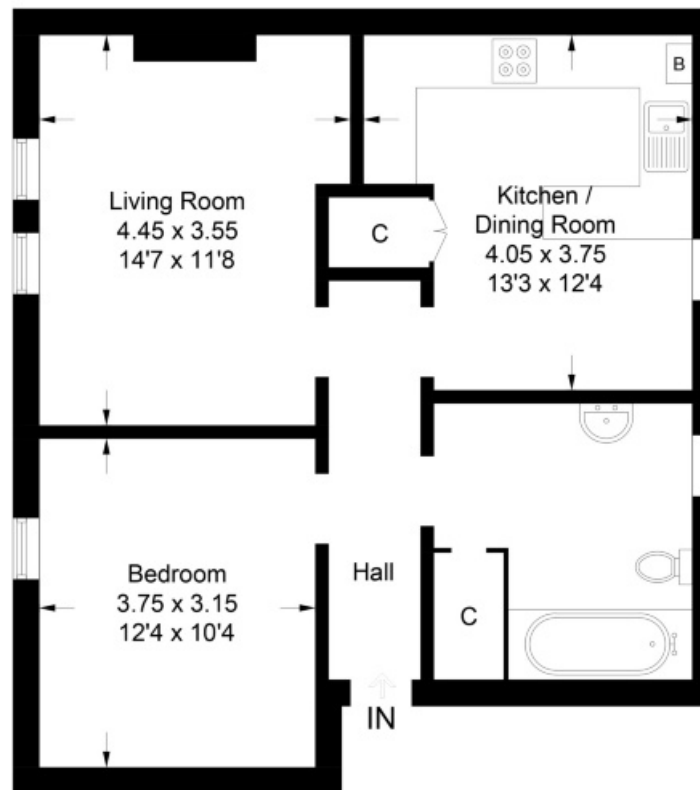
Entrance hallway
Livingroom
Kitchen/Diner
Bedroom
Family bathroom

ADDITIONAL INFORMATION

Communal entrance hallway
Communal garden grounds
Gas central heating
Double glazing

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Approximate Gross Internal Area = 56 sq m / 603 sq ft



Ground Floor

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. 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 good remaining will not be guaranteed.

Services:

Mains gas, electricity, water and drainage.

EPC:

D.

Viewings:

By appointment through the Selling Agents.

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

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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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.