

**Peebles**

Call 01721 723999

**Offers over £470,000**



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**Spring Bank, 9 Leithen Crescent, Innerleithen, EH44 6JL**





Located on a highly desirable street in the popular town of Innerleithen, commanding superb views of the rolling hills, a handsome detached Victorian villa occupying a generous wraparound garden with detached garage and driveway. Rare to the market and boasting many attractive period features this property offers accommodation of around 228m<sup>2</sup> and an excellent opportunity to create a wonderful family home.

### Accommodation Details:

#### GROUND FLOOR

Entrance Vestibule  
Hallway  
Livingroom with open fire and working shutters  
Diningroom  
Office / further bedroom  
Spacious open plan kitchen / dining / family room  
Utility room  
Shower room  
Cloakroom

#### FIRST FLOOR

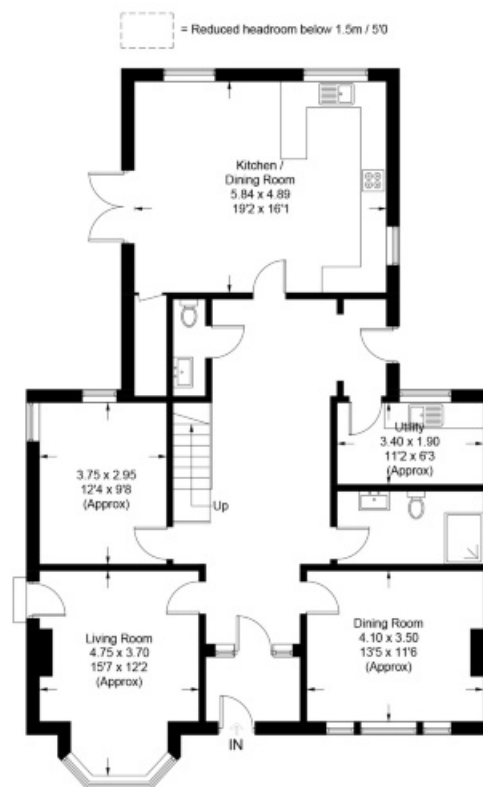
Upper landing  
Six Bedrooms  
Family bathroom with separate shower cubicle

#### ADDITIONAL INFORMATION

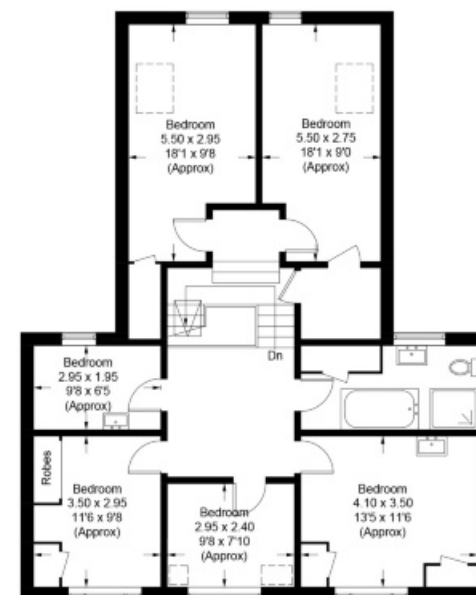
Gas central heating  
Double glazing  
Double garage  
Outbuilding  
Greenhouse  
Driveway  
Fully enclosed wraparound garden

## 9 Leithen Crescent, Innerleithen, EH45 6JL

Approximate Gross Internal Area = 227.8 sq m / 2452 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID619960)

#### 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 coverings are included.

#### Services:

Mains electricity, gas, water and drainage.

#### EPC:

E

#### 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:  
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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.