

**Peebles**

Call 01721 723999

**Offers over £125,000**

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**3A Strand, INNERLEITHEN, EH44 6HT**





A traditional stone built double upper flat with own main door entrance, situated within easy walking distance of the town centre. The property offers deceptively spacious accommodation (96m<sup>2</sup> or thereby) and offers excellent scope for upgrading and modernisation. Of further benefit is the timber garage, kennels and fully enclosed private garden. This property is sure to appeal to first time buyers, families and investors alike.

### Accommodation Details:

#### FIRST FLOOR

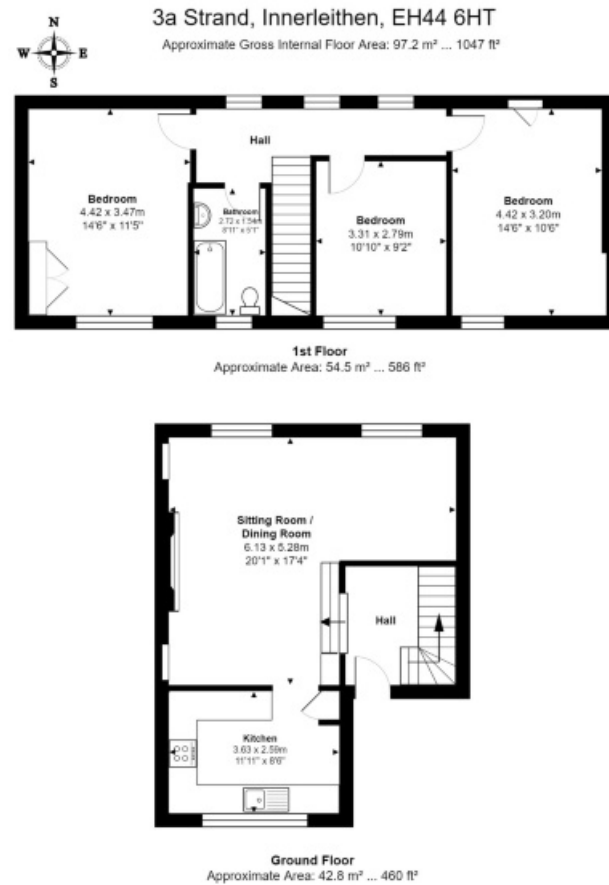
Own main door entrance  
Hallway  
Open plan livingroom / diningroom

#### SECOND FLOOR

Upper landing  
Three spacious double bedrooms  
Bathroom

#### ADDITIONAL INFORMATION

Electric heating  
Gas fire and hob  
Partial double glazing  
Timber garage & Kennels  
Fully enclosed private garden  
Communal garden



#### 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 an excellent range of local independent shops, supermarket, bank, post office 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:

Fitted carpets, floor coverings and blinds are included. The condition of any white goods remaining will not be warranted.

#### Services:

Mains gas, electricity, water and drainage.

#### EPC:

G

#### Viewings:

Video Tour available. Viewings by appointment.

#### Council Tax:

Band B

#### 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

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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.