

Peebles
Call 01721 723999

Offers over £78,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Drovers Way, INNERLEITHEN, EH44 6HE



An attractive first floor flat forming part of a desirable residential development. Offering bright, well-proportioned living accommodation, including a sociable open plan livingroom / kitchen and exceptional views of the surrounding hills. Centrally located in the popular town of Innerleithen affording easy access to local amenities and the many outdoor pursuits for which the Scottish Borders has become so well renowned.

Accommodation Details:

GROUND FLOOR

Communal entrance hallway and stairs leading to:

FIRST FLOOR

Main door
Hallway
Open plan livingroom / kitchen
Double bedroom with fitted wardrobe
Shower room

ADDITIONAL INFORMATION

Electric heating
Double glazing
Secure entry phone system
Communal gardens / drying area
Residents parking
Residents Association £10 pcm for upkeep of common areas.

A fantastic opportunity for a first time buyer / investor.

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Approximate Gross Internal Area = 32.4 sq m / 349 sq ft

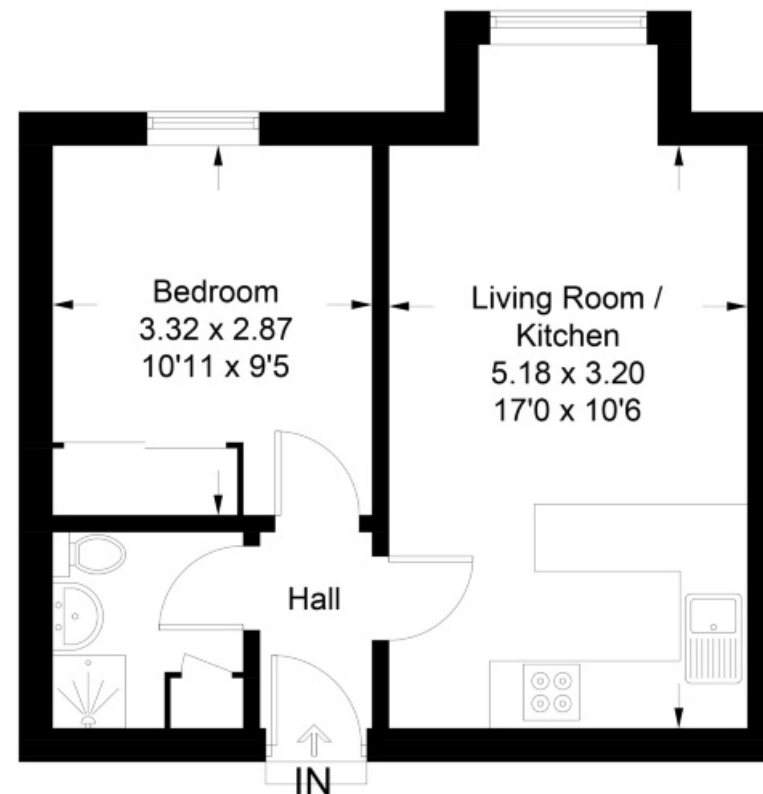


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID646185)

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:

All fitted floor coverings, blinds, washing machine, cooker and fridge freezer are included in the price, however no warranty will be provided.

Services:

Mains electricity, water and drainage.

EPC:

C

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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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.