

**Peebles**  
Call 01721 723999

**Offers over £175,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**2 St. Ronan's Road, INNERLEITHEN, EH44 6LZ**





A well-proportioned semi-detached villa conveniently situated within easy walking distance of St Ronan's Primary School and all other local amenities. Occupying a generous sized plot this superb property enjoys views of the surrounding hills, offers versatile accommodation, ample storage and scope to upgrade and modernise. Early viewing of this excellent family home is highly recommended.

### Accommodation Details:

#### GROUND FLOOR

Hallway  
Livingroom  
Diningroom  
Kitchen  
Cloakroom

#### FIRST FLOOR

Upper landing  
Four bedrooms  
Bathroom

#### ADDITIONAL INFORMATION

Gas central heating  
Double glazing  
Garage  
Driveway providing ample parking for multiple vehicles  
Garden

## 2 St. Ronan's Road, Innerleithen, EH44 6LZ

Approximate Gross Internal Area  
123.5 sq m / 1329 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 649632)

#### Situation:

The town of Innerleithen is located in the scenic Tweed Valley by the banks of the River Tweed. The town has a country feel and provides a wide range of amenities including an excellent range of independent shops, local supermarket, bank, post office and health centre. The local primary school also provides nursery education and secondary education is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a multi use path that links 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 the Cardrona championship golf course a mere 4 miles away.

#### Fixtures and Fittings:

All fitted floor coverings are included.

#### Services:

Mains gas, electricity, water and drainage.

#### EPC:

C

#### Viewings:

A video tour is available. Viewings are by appointment through the selling agents.

#### Council Tax:

Band C

#### 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  
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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.