Peebles
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Offers Over £125,000

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14A Bond Street, Innerleithen, EH44 6HW













Set within a well-established part of Innerleithen, this one-bedroom maisonette offers a unique layout arranged over two levels, creating a sense of space that belies its footprint. The property enjoys the added benefit of private garden ground and retains characterful features including exposed stonework, while being conveniently placed for the shops, cafés and local amenities the town has to offer. A comfortable and individual home, well suited to a range of buyers.

Accommodation

GROUND FLOOR
* External staircase positioned to the rear of the property

FIRST FLOOR
* Communal main door entrance
* Communal hallway
* Main door
* Hallway
* Living room with feature fireplace and ample space for a dining table
* Kitchen
* Bathroom with over-bath shower

SECOND FLOOR
* Dual aspect double bedroom with exposed timbers

ADDITIONAL INFORMATION
* Gas central heating
* Double glazing
* Good sized well-stocked private garden
* Timber shed
* Greenhouse

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Approximate Gross Internal Area = 57.9 sq m / 624 sq ft

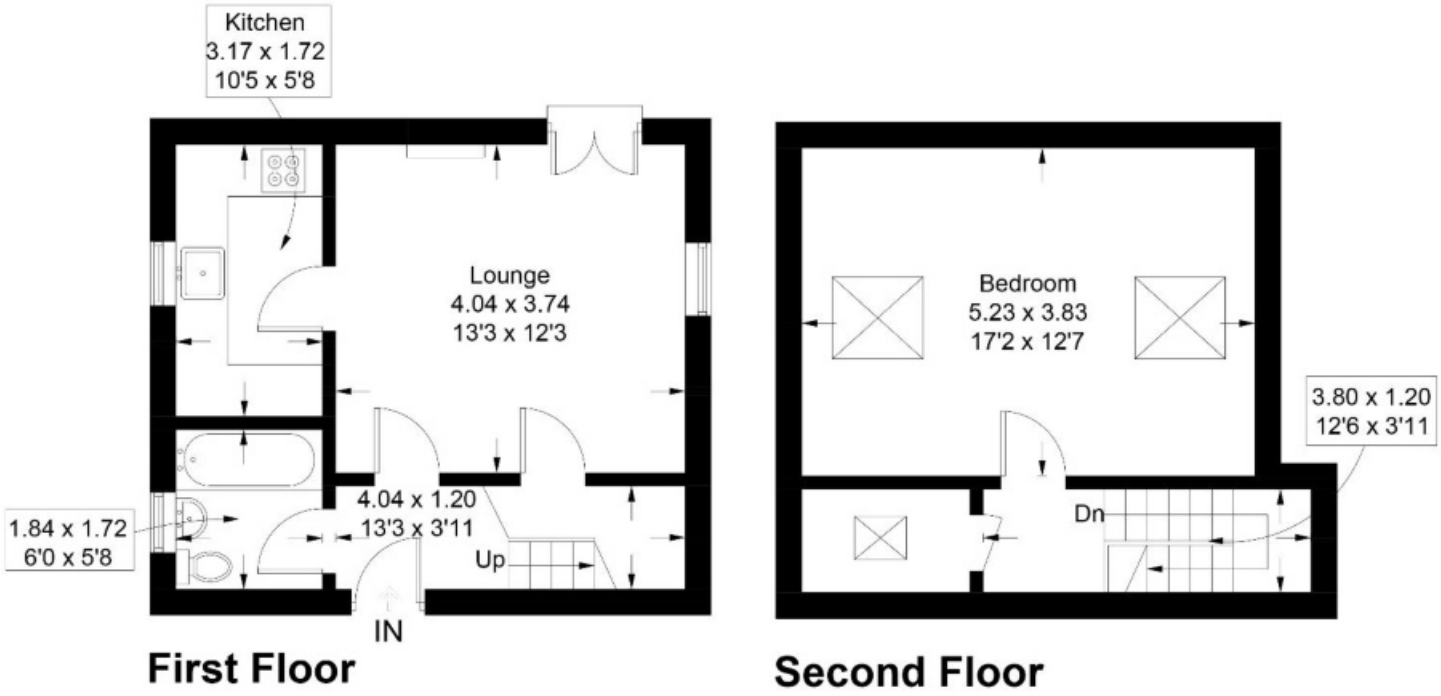


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1337727)

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 and health centre. The local Primary School also provides nursery education and highly regarded 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 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 floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services
Mains electricity, gas, water and drainage.

EPC
Band D

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.

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Interested in this property?

Peebles
Call 01721 723999

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Peebles, EH45 8RX
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Monday to Friday: 9.00am to 5.00pm
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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.