



30 Tweedbank Ley, Innerleithen, EH44 6PE
Offers Over £260,000



A delightful three-bedroom detached bungalow graced with fabulous views over the treelined hills beyond nestled within an attractive sought-after development in the scenic Borders town of Innerleithen.



DESCRIPTION:

Constructed in 2000, this remarkable property boasts a comfortable layout with accommodation spanning 877 square feet on a single level, complemented by a versatile attic space adding an additional 259 square feet. Conveniently situated within a short stroll from the High Street and all nearby amenities, this property is sure to attract keen interest from a wide range of potential buyers. Early viewing is strongly advised to fully appreciate the prime location and the accommodation on offer.

Well-presented throughout, decorated in calming tones, the internal accommodation comprises; a welcoming entrance hallway that seamlessly connects to all accommodation, enhanced by an extremely practical storage cupboard, and an access hatch to the loft space. Offering a window overlooking the front garden and the surrounding area, the sitting room provides a relaxing space with a charming electric fire with a timber surround adding a real warming focal point. Situated at the rear, the kitchen is fitted with an array of modern wall and base units complemented by contrasting worktop surfaces incorporating a stainless-steel sink unit placed beneath a rear-facing window. Integrated appliances comprise an electric oven, gas hob, extractor hood, washing machine, and undercounter fridge and freezer. Additionally, space and utilities for a freestanding dishwasher are provided. The property comprises three comfortable bedrooms, one situated to the rear, another with a side-facing window, and the principal bedroom to the front boasts a delightful outlook. Two of the bedrooms feature fitted storage, and one currently utilized as a separate dining room. The shower room features a fitted vanity unit incorporating a WC and wash hand basin, alongside a separate corner shower unit, whilst natural light filters in through a rear-facing opaque window. Additionally, and accessible through a Ramsay ladder and ceiling hatch in the hallway, the property features a remarkable attic room which is fully floored, lined, and equipped with power and light, offering a versatile space with many possibilities of use for the new owners.

OUTSIDE:

Externally, there are well-kept, low maintenance gardens to front, side, and rear of the bungalow. The front garden boasts an open-style design with decorative chips and paving, bordered by a delightful array of mature plantings. A monobloc driveway offers convenient off-street parking. The rear garden features a spacious area of decorative chips, highlighted by a circular paved patio and sections of mature shrubbery and flower beds. A large timber deck provides the perfect setting for alfresco dining and relaxation, particularly enjoyable during the warmer summer season. Additionally, there is a relaxing timber garden summer house with power and light, a garden shed, and further off-street parking with a second monobloc driveway accessed via timber gates to the side of the property. The rear garden is fully bound by timber fencing.

LOCATION:

Situated in the picturesque and charming Borders town of Innerleithen, the main Border towns are easily reached while Edinburgh lies approximately thirty miles to the North. The town offers a good range of local shopping, medical centre, post office, hotels, restaurants, and cafes, as well as a primary school. The neighbouring town of Peebles offers further facilities including the local High School, Tesco and Sainsbury's supermarkets, swimming pool and leisure centre. Lying in the heart of the picturesque Tweed Valley, the town of Innerleithen makes both an ideal commuter choice and a central base for indulging in the various activities available nearby such as golf, fishing, hill walking and horse riding, not to mention the world-renowned mountain biking centres of Innerleithen and Glentress being on the doorstep. In addition, Innerleithen and the wider area of the Borders has a thriving Arts Community, with many Art Galleries and a wide variety of arts and crafts activities for all ages. There is a multi-screen cinema in nearby Galashiels and there are a number of local theatre and music groups, notably St Ronan's Silver Band and Tweeddale Pipe Band.



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, curtains, light fittings throughout, and both integrated and free-standing kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D. Amount payable for year 2024/2025 - £1,902.50. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is C (72) with potential B (87).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared April 2024.



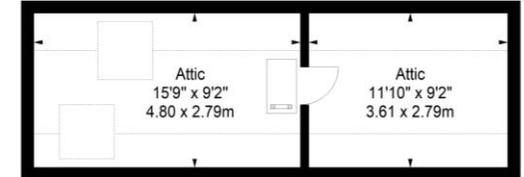
Tweedbank Ley,
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Scottish Borders, EH44 6PE



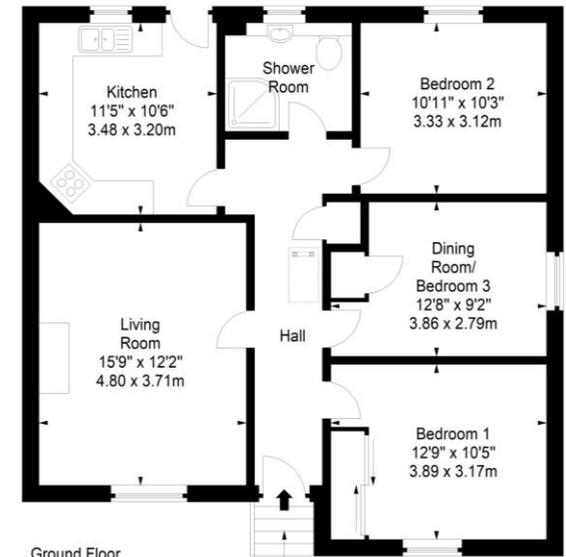
Approx. Gross Internal Area
877 Sq Ft - 81.47 Sq M

Attic
Approx. Gross Internal Area
259 Sq Ft - 24.06 Sq M

For identification only. Not to scale.
© SquareFoot 2024



Attic



Ground Floor

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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SALES

10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbstateagents.co.uk