



46 Waverley Mills, Innerleithen, EH44 6RH  
Offers Over £310,000



An attractive three-bedroom detached house with a single integral garage nestled in a cul-de-sac setting located in the picturesque Borders town of Innerleithen offering the perfect blend of rural and urban living.



### DESCRIPTION:

The property was built in 2010 and offers well-proportioned accommodation spanning 1,142 square feet, including the single garage. It features a comfortable internal layout and private gardens, making it perfect for modern family living. The location is fantastic just a short walk from the bustling High Street with an excellent array of amenities and easy access to the open countryside, schooling, riverside walks, and cycle paths. This property is sure to prove popular, so early viewing is highly recommended.

Presented in excellent order throughout, the internal accommodation comprises; a warm and welcoming hallway complete with a staircase leading up to the upper floor, and a handy guest cloakroom with a WC. Internal French doors lead into the relaxing sitting room which features a front-facing bay window allowing in plenty of natural light. The dining kitchen is located at the rear and features a range of wall and base units with contrasting worktops. It also includes space and services for a cooker, washing machine, dishwasher, and fridge freezer. There is plenty of room for a dining table and chairs, perfect for entertaining family and friends, plus, you can step outside through glazed French doors and enjoy the private rear garden. Up on the first floor, you'll find a bright landing area with natural light from a stairwell window, a convenient access hatch to the loft, and a cupboard housing the hot water tank. At the front of the property, the master bedroom boasts two windows with views over the hills beyond, and features fitted wardrobes as well as a private ensuite shower room. There are two additional bedrooms, the first is a comfortable double situated towards the front of the house, while the second is single and positioned to the rear. Both bedrooms are equipped with fitted wardrobes providing ample storage space.

### OUTSIDE:

Externally; The property features private garden grounds both to the front and rear. The front garden has areas of lawn with mature shrubbery, and a monobloc driveway leading to a garage which benefits from three bicycle hanging points complete with a secure ground anchor. A gated pathway to the side of the property leads round to the private and enclosed rear garden where there is an area of lawn bordered by raised flower beds and a timber decked area which features a lovely pergola offering the perfect spot for alfresco dining and entertaining. The rear garden further benefits from a bike wash area which is fully paved with drainage.

### 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 various activities such as golf, fishing, hill walking and horse riding. Innerleithen and Glentworth are home to some of the world's most renowned mountain biking centres. You can experience the thrill of mountain biking on some of the most challenging trails or take it easy on more leisurely routes. 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 fibre broadband connection.

### ITEMS TO BE INCLUDED:

All fitted floor coverings fitted light fittings, blinds throughout, and the dishwasher, washing machine, cooker and fridge freezer are to 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 E, with an annual charge of £2,395.69 payable for the year 2023/2024. 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 (78) with potential C (80).

### 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:

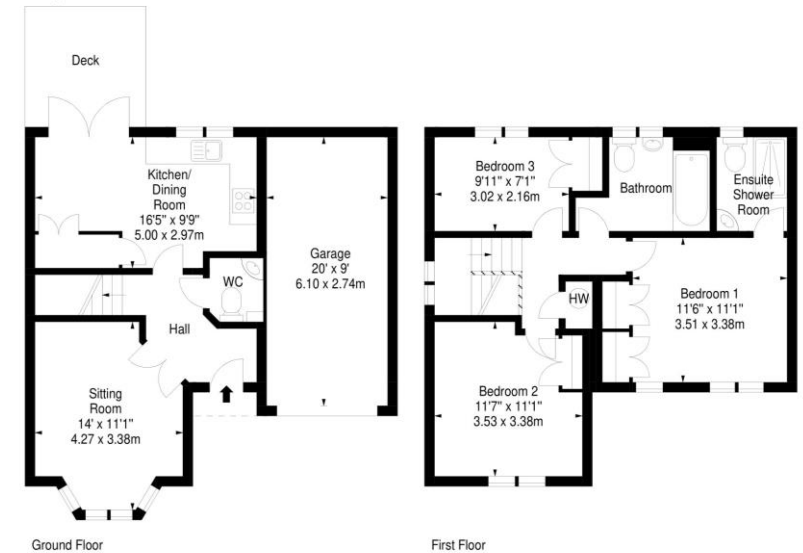
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 November 2023.

Waverley Mills,  
Innerleithen,  
Scottish Borders, EH44 6RH



Approx. Gross Internal Area  
1142 Sq Ft - 106.09 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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**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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