



40 Horsbrugh Street, Innerleithen, EH44 6LF  
Offers Over £150,000





A delightfully spacious two-bedroom first floor flat located in an established residential area in the fabulous Borders town of Innerleithen.



#### DESCRIPTION:

Dating back to the 1940s, the property spans a 754 square feet, offering comfortable and well-proportioned accommodation and generous private gardens grounds to the rear. Ideally situated in proximity to St Ronan's Primary School and the vibrant High Street, with local amenities a mere stroll away, this flat presents an ideal opportunity for a wide range of buyers. Early viewing comes highly recommended.

Accessed at ground level through a main door to the side of the property, a staircase leads to the first floor. Inside, you'll find a welcoming hallway landing featuring a generously sized fitted cupboard, offering useful storage space. Located at the front, the sitting room is a bright and inviting space, offering ample room for both lounge and dining furniture. A recessed former fireplace with timber mantle provides the room with a real focal point. The kitchen is equipped with an array of wall and base units, complemented by contrasting worktop surfaces incorporating a stainless-steel sink unit beneath a front-facing window. This functional space includes space and services for a cooker, washing machine, and a fridge freezer. There are two comfortably bright and airy double bedrooms located at the rear of the property. The principal bedroom is enhanced by a spacious fitted storage cupboard and a window offering views of the rear gardens. The second bedroom, accessible from the sitting room, boasts a rear-facing window overlooking the surrounding area, along with an Edinburgh press style cupboard offering further storage space. Completing the accommodation is the bathroom which includes a WC, washbasin, a panelled bath with a shower overhead, and a side-facing opaque window that allows in natural light.

#### OUTSIDE:

Externally, there are private garden grounds to the rear of the property. Accessed via a shared pathway to the side of the property, the garden is mainly laid to lawn with mature shrubbery whilst a small paved patio offers ample space for outdoor furniture, ideal for the summer months. A spacious timber outbuilding with power and light, currently a home gym, with separate storage section, spans 256 square feet and offers a flexible space for various options of use, combining practicality with secure storage. Unrestricted on-street parking is available at the front of the property.

#### 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. Double glazed windows.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, and blinds throughout 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 A. Amount payable for year 2023/2024 - £1,238.93.

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 (77) with potential C (78).

#### 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:

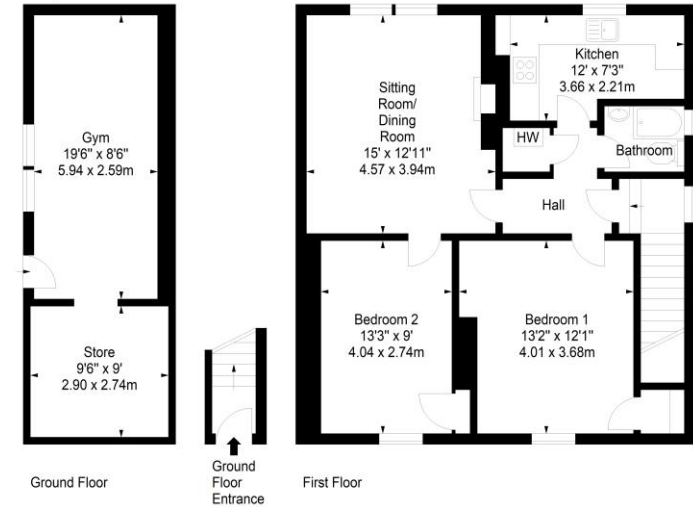
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Horsbrugh Street,  
Innerleithen,  
Scottish Borders, EH44 6LF



Approx. Gross Internal Area  
754 Sq Ft - 70.05 Sq M  
Out Building  
Approx. Gross Internal Area  
256 Sq Ft - 23.78 Sq M  
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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