



14 Drovers Way, Innerleithen, Peeblesshire, EH44 6HE
Offers Over £180,000



A delightful three-bedroom modern double upper flat occupying a central position located just off the bustling High Street in the picturesque Borders town of Innerleithen.



DESCRIPTION:

Built in the early 1990s, the property offers exceptionally spacious accommodation over two floors totalling an impressive 1,216 square feet and benefits from having a private balcony to the rear providing fabulous views over the surrounding hills and countryside. Within easy reach of excellent local amenities including shops, bars, and restaurants, just a short walk from St Ronan's primary school, and access to a wide range of outdoor pursuits on the doorstep, this property is sure to prove popular, and early viewing is highly advised.

Accessed via a secure entry door system, communal hall, and stairwell, the generous internal accommodation comprises; a welcoming entrance hallway with a large walk-in storage cupboard, and a guest WC. Positioned to the rear, the sitting room is a fabulous, spacious area with a lovely window seat enjoying views over Leithen Water and offers ample space for both lounge and dining furniture. The Kitchen is fitted with a good range of wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit positioned below a front-facing window. Integrated appliances include a gas hob, electric oven, and a cooker hood, whilst space and services are provided for a washing machine, dishwasher, and fridge freezer. Adjacent to the kitchen is a double bedroom with a front-facing window which could equally be used as a separate dining room, or a home office if required. Up on the second floor are two further double Bedrooms and a family Bathroom. The principal Bedroom is a remarkably spacious room featuring fitted wardrobes, and a glazed door to the rear leading to a good-sized balcony offering views over Leithen Water and the beautiful surrounding hills. The other bedroom is a comfortable double situated at the front of the property and is fitted with a generous built-in wardrobe. The extremely spacious Bathroom incorporates a panelled bath with an electric shower over, a WC, and a built-in vanity unit comprising a wash hand basin and storage space.

OUTSIDE:

Externally; although there are no private garden grounds, the property has a lovely, mature shared garden, with a drying area, on the banks of Leithen Water offering a space to enjoy the outdoors in the summer months. Innerleithen, alongside neighbouring Towns and Villages, offers a fantastic array of outdoor pursuits to enjoy all year round.

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. Timber framed double glazed windows. Telephone and fibre broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and integrated kitchen appliances will be included in the sale of the property. The washer dryer, and dishwasher are available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D. Amount payable for the year 2023/2024 - £1,858.40. 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 (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 September 2023.

**Drovers Way,
Innerleithen,
Scottish Borders, EH44 6HE**



Approx. Gross Internal Area
1216 Sq Ft - 112.97 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor



Second 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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