



35 Caerlee Mill, Innerleithen, Peeblesshire, EH44 6AB
Offers Over £270,000



A fabulous three-bedroom contemporary end-terrace house positioned within a unique award winning development located in the heart of the popular and picturesque Borders town of Innerleithen.



DESCRIPTION:

Built in 2021 by multi-award winning house builders "Whiteburn", the property offers well-proportioned accommodation totalling 972 square feet over two floors boasting a comfortable and well-thought layout offering open-plan living accommodation on the ground floor perfect for modern family living. With beautiful views over the hills to the rear, fantastic internal accommodation, solar panels offering lower energy costs, and located just a short walk from the high street with an array of excellent amenities, this property is sure to prove popular and early viewing comes highly advised.

Well-presented throughout with stylish fixtures and fittings and a clean crisp decor, the internal accommodation comprises; entrance hallway with staircase to the upper floor, and a door leading through to an inner hallway with generous understairs storage, a serviced utility cupboard with washing machine and dryer, and a guest cloakroom with WC. The large and relaxing sitting room enjoys an abundance of natural light via rear facing patio doors which also allow indoor outdoor living. Positioned in the centre of the property, open to both the sitting and dining rooms, the kitchen is fitted with an excellent range of stylish wall and base units with contrasting worktop surfaces incorporating stainless-steel sink unit. Integrated appliances include an eye-level electric oven, electric hob, dishwasher, and a fridge freezer. Positioned to the front, the dining area is a decent size and offers the ideal space for family meals and entertaining guests. Up on the first floor there is a hallway landing enjoying natural light via a side facing window, generous fitted storage, and an access hatch to the loft space. The principal bedroom enjoys a window to the front of the property and benefits from having a fitted wardrobe. There are two further comfortable bedrooms to which both are located to the rear with windows overlooking the rear garden and the countryside beyond. Completing the accommodation of this fantastic property is the contemporary, partially tiled family bathroom incorporating a WC, wash hand basin, and a panelled bath with shower over.

OUTSIDE:

Externally, there are private gardens to the rear of the property and private off street parking to the front. The private and enclosed rear garden enjoys an area laid to lawn bordered by decorative gravel and shrubbery, whilst a good sized paved patio offers the perfect space for alfresco dining in the summer months. There is a large metal lockable garden store offering excellent safe and secure external storage space perfect for bikes, an outdoor cold water tap, and an external power point. 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 Glentworth 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. UV Solar panels. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds throughout, washing machine, dryer, and integrated 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 C. Amount payable for year 2023/2024 - £1,651.91. 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 B (89) with potential B (90).

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 August 2023.

Caerlee Mill,
Damside,
Innerleithen,
Scottish Borders, EH44 6AB



Approx. Gross Internal Area
972 Sq Ft - 90.30 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



First 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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