



16 Kirklands, Innerleithen, Peeblesshire, EH44 6NA  
Offers Over £510,000



A fabulous four-bedroom detached house, featuring a double integral garage, nestled within an exclusive development in the serene landscape of the picturesque Borders town of Innerleithen.



## DESCRIPTION:

Constructed in 2004 to an exceptional standard, the property spans 2,213 square feet over two floors maximising its position boasting captivating hillside views to both the front and rear. Offering a versatile interior and generous living spaces including an inviting open-plan dining kitchen, seamlessly blending style, with functionality, perfect for modern family living. Conveniently positioned within walking distance of the vibrant High Street, schools, scenic riverside walks, not to mention immediate access to open countryside and cycling paths on the doorstep, early viewing is strongly advised to fully appreciate.

Immaculately presented with an integrated sound system and speakers in some rooms this home features an entrance vestibule leading to a central hallway including a spindled staircase, internal garage access, two storage cupboards, and a convenient guest WC. Situated at the rear, the well-designed dining kitchen showcases an array of wall and base units including a fantastic pantry, complemented by contrasting countertops, a functional space equipped with integrated appliances, including an induction hob, a double electric oven, a dishwasher, and a fridge freezer. The kitchen generously offers enough room for a table and chairs, creating an ideal setting for casual and relaxed dining, whilst a detailed archway guides you into the formal dining area which features French doors leading out to the garden, an elegant and inviting space perfect for entertaining family and friends. Next to the formal dining room is the family room, boasting a delightful outlook over a landscaped garden to the rear. Positioned to the front featuring a front-facing window, offering scenic views of the tree-lined hills beyond is a comfortable bedroom which includes the convenience of a fitted wardrobe. Completing the ground floor layout is a practical utility room, complete with a sink unit, space and utilities for a washing machine and tumble dryer, and a convenient side door offering easy access to the garden. Up on the first floor is a light and airy landing area, featuring a convenient access hatch to a partially floored loft space, and an airing cupboard housing the hot water tank. Located at the front, the sophisticated sitting room boasts an appealing gas fire, a recessed ceiling with ornate coricing, and a fully glazed door with full-length windows providing both spectacular views over the vivid green hills beyond, and access to a covered balcony, offering the ideal setting for enjoying an aperitif. The master bedroom enjoys a dual aspect, providing captivating views to both the front and rear. It is enhanced by fitted wardrobes, a dedicated dressing area, and a private ensuite that offers the luxury of both a bath and a shower. There are two more bedrooms, both comfortable doubles situated at the rear. Each bedroom comes equipped with fitted wardrobes, offering ample storage space. A dedicated study area, featuring full glazing to the front of the property, provides an impressive and optimal space for those working from home. Completing the accommodation is the family bathroom to which incorporates a WC, bidet, wash hand basin, panelled bath, a separate shower enclosure, and a side facing opaque window allowing in the natural light.

## OUTSIDE:

Externally; The property features private garden grounds to the front, side, and rear. The front garden has areas of lawn with mature shrubbery, and a monobloc driveway leading to the double integral garage. Gated pathways on either side of the property guide you to the secluded and thoughtfully landscaped rear garden. This enchanting space features an abundance of mature plantings, a circular lawn, and a spacious paved patio area, providing ample room for outdoor lounge and dining furniture, an ideal setting for both relaxation and alfresco dining during the summer months. The rear garden is equipped with two outdoor taps and a double electric socket point, adding practicality and convenience to the outdoor space.

## 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 (new boiler and water tank fitted 2021). UPVC double-glazed windows. Telephone and broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds and curtains throughout (excluding the sitting room and blue bedroom curtains), and integrated kitchen appliances 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 G. Amount payable for the financial year 2023/2024 - £3,492.87. 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 (79) with potential B (85).

#### 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:

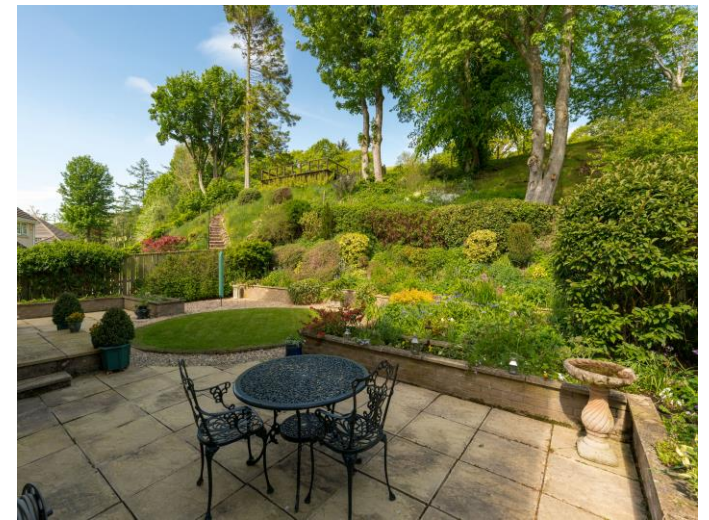
A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may 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.

#### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

#### 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:

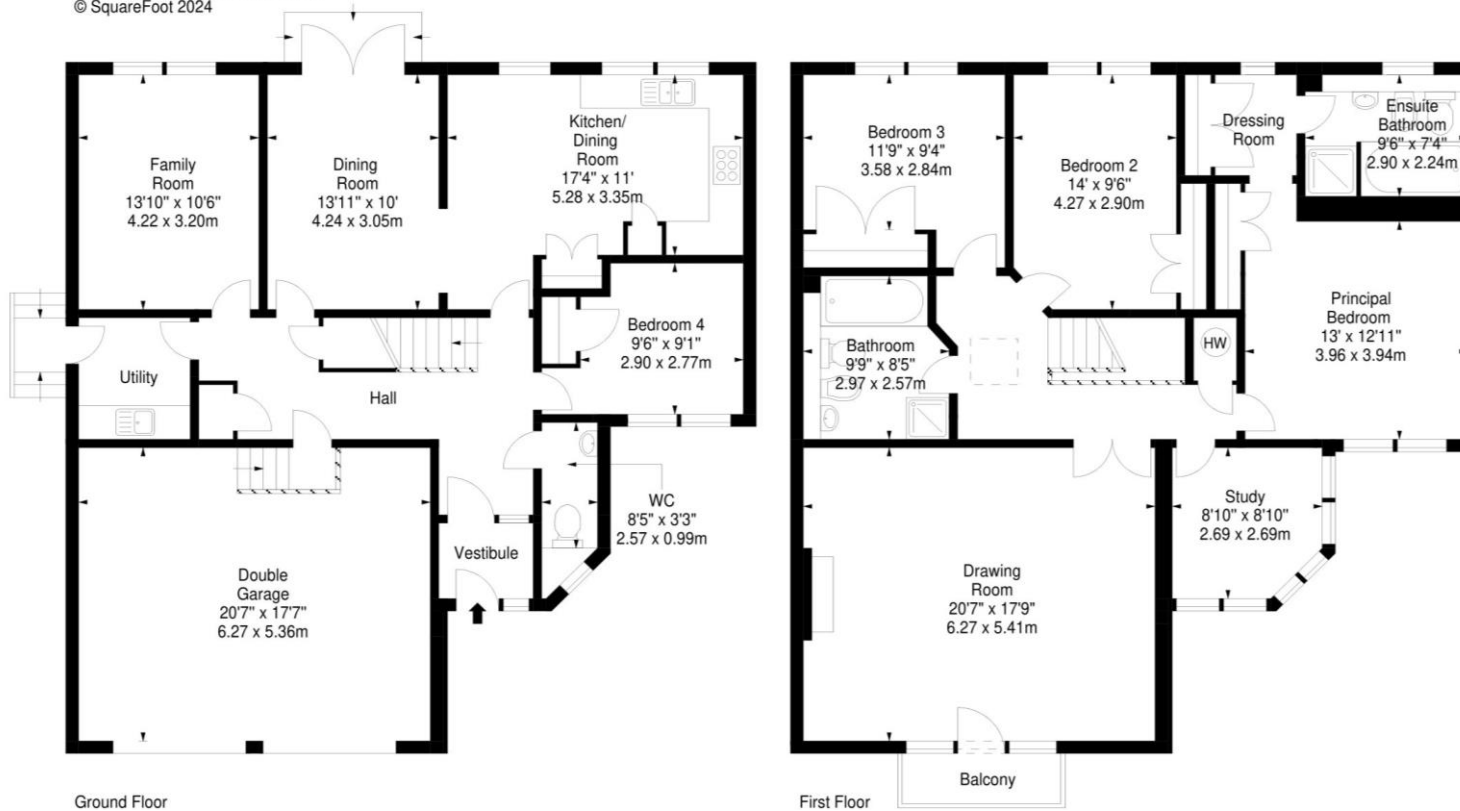
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 February 2024. Photographs taken May 2023.

Kirklands,  
Innerleithen,  
Scottish Borders, EH44 6NA



Approx. Gross Internal Area  
2213 Sq Ft - 205.59 Sq M  
Double Garage  
Approx. Gross Internal Area  
359 Sq Ft - 33.35 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



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.



10 Northgate, Peebles, EH45 8RS  
Tel: 01721 540170 Fax: 01721 520104  
Email: mail@jbmestateagents.co.uk  
[www.jbmestateagents.co.uk](http://www.jbmestateagents.co.uk)