

Peebles

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Offers Over £195,000

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44 Caerlee Mill, Damside, Innerleithen, EH44 6AB



Constructed in 2020 by award winning builder, Whiteburn, this beautifully presented apartment forming the first floor of a detached two storey block. The property is presented in turnkey condition which benefits from excellent natural light and own main door entrance. The property is conveniently located near to world-class mountain biking trails, and other popular outdoor pursuits as well as a superb range of independent shops, cafés and restaurants.

Accommodation

FIRST FLOOR

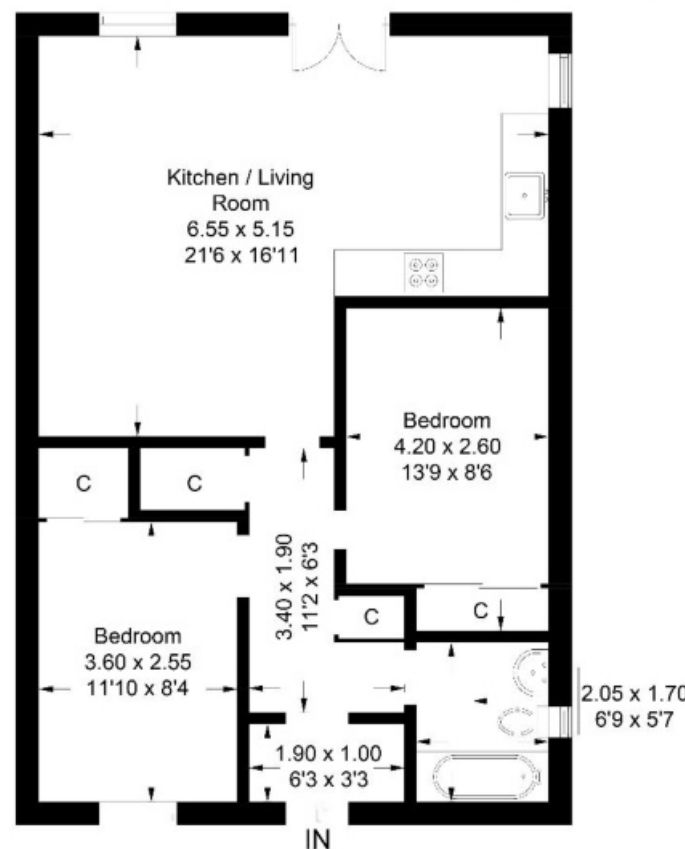
- * Entrance vestibule
- * Hallway
- * Open plan kitchen / living room with integrated appliances
- * Two double bedrooms with fitted wardrobes
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Residents parking
- * Factored by Ross and Liddell including buildings insurance (Approx fee £300 per year)

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Approximate Gross Internal Area = 64.8 sq m / 697 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuk.com © (ID1071520)

Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket, bank and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band B

Council Tax

Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

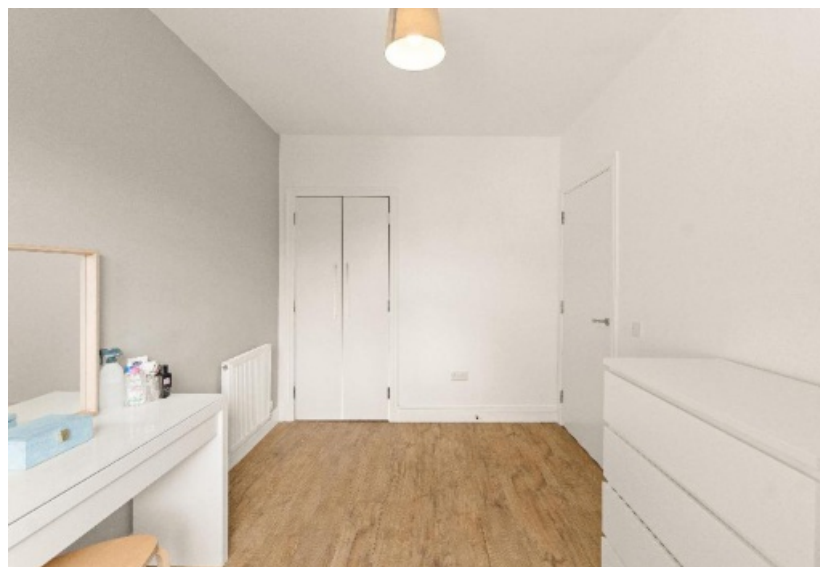
Interested in this property?
Peebles
Call 01721 723999

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.