

Peebles

Call 01721 723999

Offers over £800,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Caddon View, 14 Pirn Road Innerleithen, EH44 6HH



Caddon View, 14 Pirn Road, Innerleithen, EH44 6HH

Approximate Gross Internal Area = 450.38 sq m / 4848 sq ft
(Including Laundry / Boiler Room / Stables)



Detached whinstone villa set within beautifully maintained walled garden grounds enjoying an excellent degree of privacy. Accommodation is arranged over two floors and extends to 450m² or thereby, offering a flexible layout with generously proportioned rooms. The property is currently run as a B&B however is being sold as a residential dwelling and any required works to satisfy the Local Authority approval for change of use will be carried out by the sellers prior to sale. Innerleithen is home to many world-class outdoor pursuits, with a thriving High Street and excellent schooling, making this an ideal purchase for those in search of a spacious and centrally located family home, boasting many attractive period features with ample parking for multiple vehicles. The property may also appeal to a developer who has an interest in converting the property into two residential dwellings (subject to consents). Viewing is an absolute must.

Accommodation

BASEMENT

- * Ideal for storage

GROUND FLOOR

- * Vestibule
- * Hallway
- * Bay windowed sitting room with solid fuel stove
- * Bay windowed dining room
- * Further public room or double bedroom with en-suite shower room off
- * Further public room or single bedroom with en-suite shower room off
- * Lounge / games room with bar through to the kitchen and conservatory / café
- * Old stables now used as kitchen preparation / laundry / utility / store, providing possible options for a garage, subject to consents.

FIRST FLOOR

- * Upper landing and hallway providing access to:-
- * 4 double bedrooms (3 x en-suite shower and 1 x en-suite bathroom)
- * 2 further double bedrooms
- * 2 bathrooms

ADDITIONAL INFORMATION

- * Large, mature gardens, well-stocked and offering a good degree of privacy and a sunny south easterly aspect
- * Ample parking for multiple vehicles
- * Fuel store
- * Summerhouse

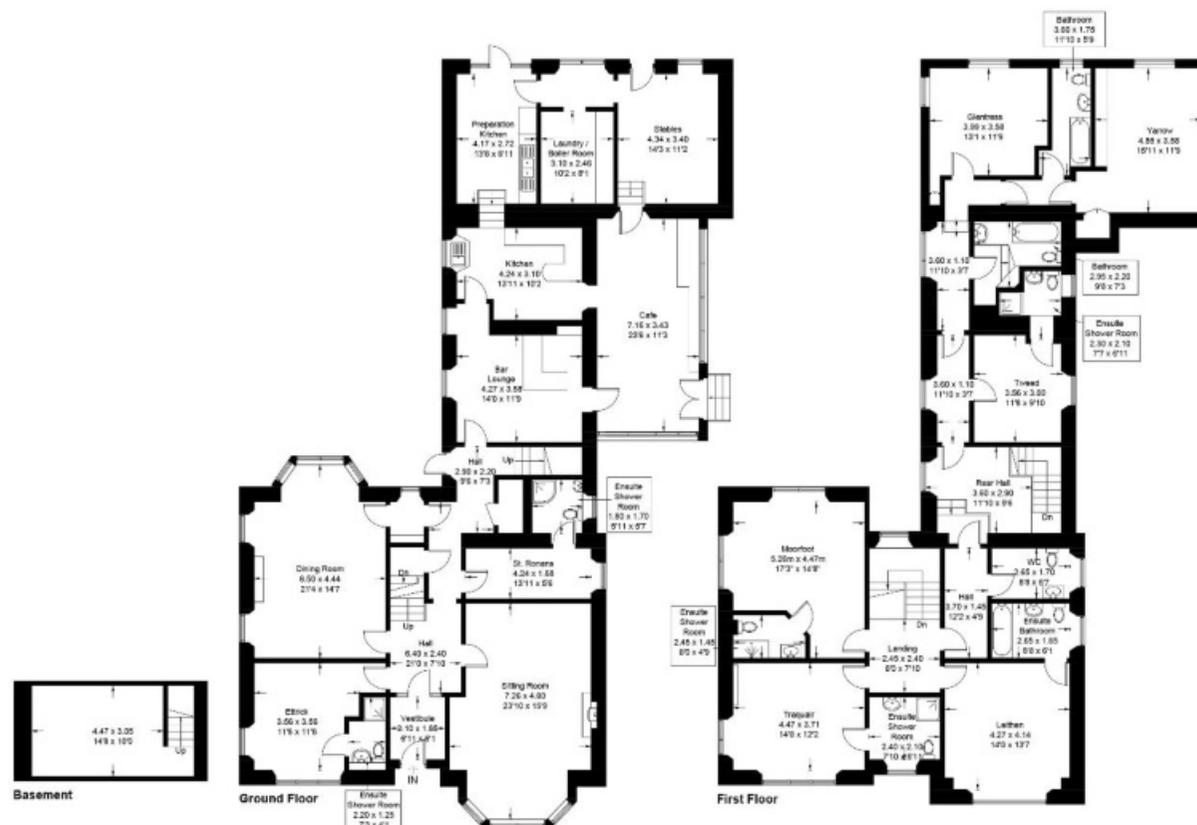


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1011148)

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

Fixtures and fittings, including integrated appliances, blinds, light fittings and flooring are included in the sale. The condition of the

white goods will not be warranted.

Services

Mains electricity, gas, water and drainage

EPC

E

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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon



Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867

Full members of:



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.