

**Peebles**

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**Offers over £379,000**

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**21 Waverley Mills, INNERLEITHEN, EH44 6RH**



Modern detached energy efficient villa, (A rated), forming part of a highly desirable residential development within each reach of the town centre and excellent range of local amenities. The property is presented in immaculate decorative order throughout offering well-proportioned, versatile, accommodation, an integral garage, driveway and wraparound garden which benefits from a sunny aspect to the rear. St. Ronans Primary School and Nursery are just a short walk away and world-class biking trails, walks and other popular outdoor pursuits are on the doorstep, making this an ideal family home for which early viewing is recommended.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Bay windowed living room with feature fireplace
- \* Dining room with French doors opening out to the rear garden patio, making an ideal entertaining space
- \* Kitchen / breakfast room with French doors opening out to the rear garden patio
- \* Utility room with small internal study off
- \* Cloakroom

### FIRST FLOOR

- \* Galleried landing
- \* Master bedroom with built-in wardrobes and en-suite shower room
- \* Guest bedroom with built-in wardrobes and en-suite shower room
- \* Two further bedrooms
- \* Bathroom with additional shower cubicle

### ADDITIONAL INFORMATION

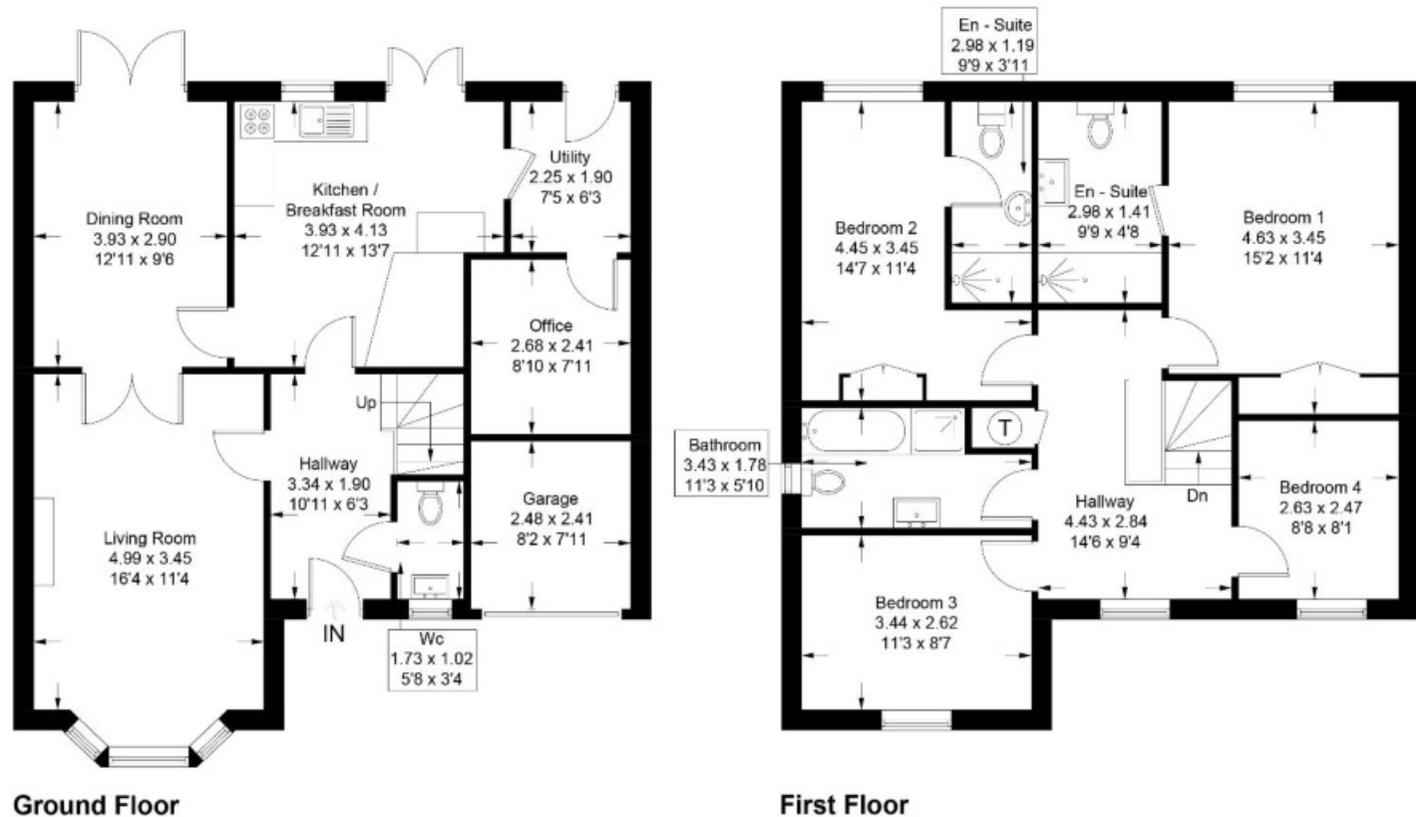
- \* Gas central heating
- \* Double glazing
- \* Garage with up-and-over door
- \* Mono-blocked and paved driveway provide ample parking for multiple vehicles
- \* Garden to the rear, predominantly laid to lawn, incorporating a patio area, enjoying a south westerly aspect
- \* Timber shed

## 21 Waverley Mills, Innerleithen, EH44 6RH

Approximate Gross Internal Area = 139.4 sq m / 1500 sq ft

Garage = 6.0 sq m / 64 sq ft

Total = 145.4 sq m / 1564 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054173)

### 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 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 multi-use path linking Innerleithen with Peebles, Walkerburn and Traquair. 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 and Cardrona championship golf course a mere 4 miles away.

### Fixtures and Fittings

All fixtures and fittings are included. The condition of the white goods will not be warranted.

### Services

Mains electricity, gas, water and drainage.

### EPC

A

### Council Tax

Scottish Borders Council; Council Tax Band: F

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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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.