

MC
McDougall McQueen
MC
solicitors & estate agents

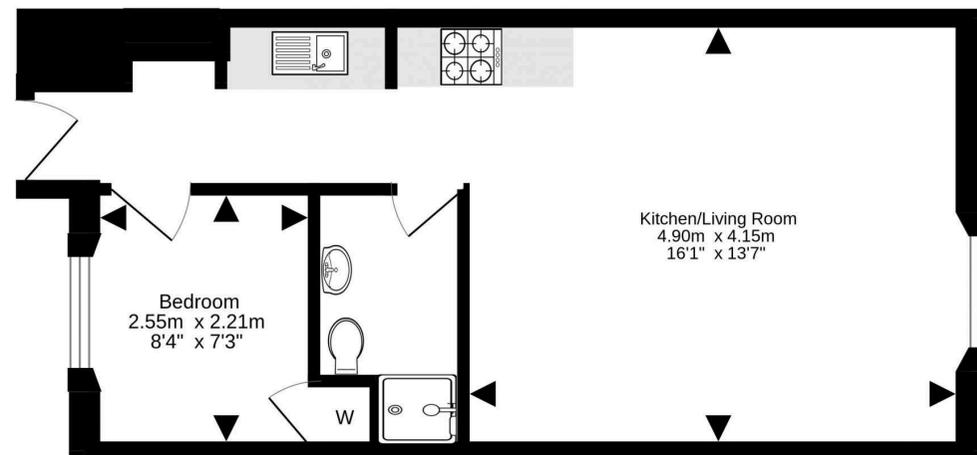


41D, Leithen Road, Innerleithen, Borders, EH44 6HX

www.mcdougallmcqueen.co.uk

Lovely first floor flat, offered to the market by McDougall McQueen, in the vibrant Borders town of Innerleithen. The property is ideally placed to take advantage of all the amenities the town has to offer given its location close to the town centre. Presented in walk-in condition having been fully upgraded throughout the years by its current owner, this one-bedroom/bedsit flat provides the ideal opportunity to get on the property ladder, to downsize, or will make a great investment opportunity. It will come complete with many extras offering the opportunity to move in with ease. There are private garden grounds to the rear with a summerhouse/store, an under stair external store, and ample on-street parking. This is a fantastic opportunity which should not be missed.

- Main door leading to a small communal landing to the rear of the property
- Hallway with utility area, washing machine, sink, base unit, and work surface
- Bright and spacious open plan living, kitchen and bedsit area with base units, work surface, electric hob, oven, wall mount TV and modern bed settee
- Single Bedroom with storage, currently used as a dining room
- Shower room with electric shower, wc, sink with vanity unit, wet wall, and roof downlights
- Double glazing and electric convector panel heaters
- Private rear garden grounds with summerhouse and external under stair storage
- Ample on-street parking
- Extras:- All floor coverings, light fittings, blinds where fitted, all remaining appliances, sofa bed, most of the remaining furniture, and the wall mount TV. No warranty applies to any integrated or free-standing white goods included in the sale and these items are deemed to be sold as seen.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



Location

Situated in the lovely town of Innerleithen, located within the scenic Tweed Valley by the banks of the River Tweed in the Scottish Borders, this property has much to offer in terms of location, with an abundance of outdoor pursuits available locally, such as fishing, horse riding, golf, country walks, cycle paths, and including world class mountain biking facilities in the immediate area. With a multitude of events throughout the year including a Music festival, cycling and mountain biking, with numerous places of historical interest (such as St Ronans Well and Traquair House and Brewery) there is no shortage of activities for everyone of all ages. Essential amenities and Primary Schooling are well catered for within the town with additional facilities available in nearby Peebles or Galashiels. Both Edinburgh and Glasgow are within comfortable commuting distance which further enhances the attraction of living in this part of the country.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

