



25 Traquair Road, Innerleithen,
Peeblesshire, EH44 6PD



BESTTM
ESTATE AGENT GUIDE
2019 : EXCEPTIONAL
SALES



A charming two-bedroom detached prefabricated bungalow situated on a pleasant and desirable street in the picturesque Borders town of Innerleithen boasting of generous private gardens.



DESCRIPTION:

Built in around 1950, the property offers well-proportioned accommodation totalling 739 square feet and benefits from an upgraded kitchen, a sun porch, off street parking and a large single garage at the rear. Within comfortable walking distance to the High Street and all the excellent local amenities, this bungalow is sure to prove popular and early viewing is highly advised.

The charming internal accommodation comprises; entrance vestibule leading into a welcoming inner hallway with three generous storage cupboards. Immediately to your right is a good-sized sitting room enjoying a dual aspect with a window overlooking the front garden and another overlooking the side of the property. Accessed via the sitting room, the breakfasting kitchen is fitted with modern base units with contrasting worktops incorporating a stainless-steel sink unit. Integrated appliances include an electric hob, electric extractor, and an undercounter fridge. There is space and plumbing for a washing machine. Off the kitchen and positioned to the rear is a sun porch with an external door which provides direct access to the private garden. The property has two good sized comfortable double bedrooms, one enjoys a large window overlooking the front garden whilst the other is positioned to the rear of the property and benefits from having fitted storage. The accommodation completed by a two-piece shower room which comprises of a wash hand basin and a shower unit, with a separate WC with wash hand basin adjacent.

EXTERNALLY:

Outside is sure to delight with large private gardens to the front, side, and rear to which is mostly laid with decorative red chips, areas of mature planting, and a paved patio area. There is ample space for a table and chairs to enjoy alfresco dining in the summer months. The rear garden also provides off street parking accessed via Angle Park and benefits from having a timber detached garage and a large timber shed providing external storage 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 the various activities available nearby such as golf, fishing, hill walking and horse riding, not to mention the world-renowned mountain biking centres of Innerleithen and Glentress being on the doorstep. 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 in Galashiels and there are a number of local theatre and music groups, notably St Ronan's Silver Band and Tweeddale Pipe Band.



SERVICES:

Main's water and drainage. Main's electricity. Main's Gas fired central heating. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, and light fittings throughout the property will be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category B. Amount payable for year 2021/2022 - £1,332.40. 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 D (62) with potential C (79).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment.

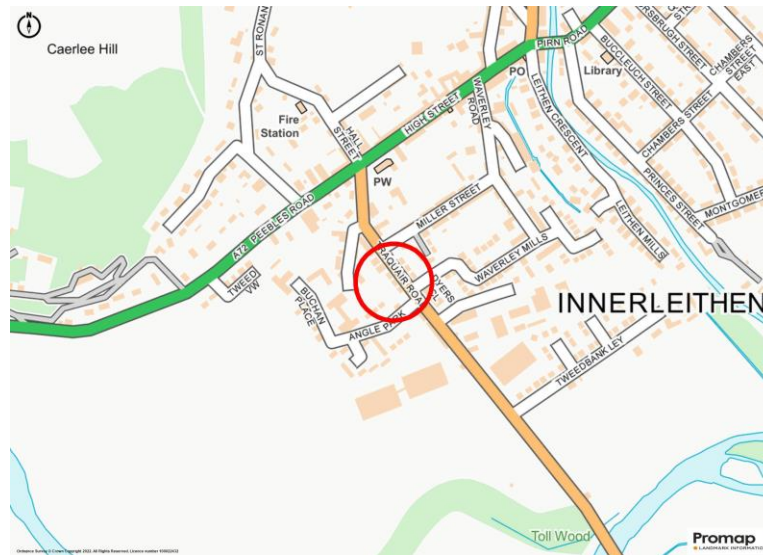
For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

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.



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."

Particulars prepared February 2022.

Traquair Road, Innerleithen, Scottish Borders, EH44 6PD



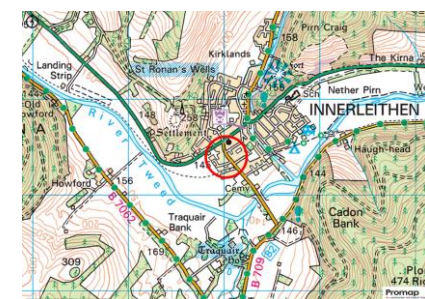
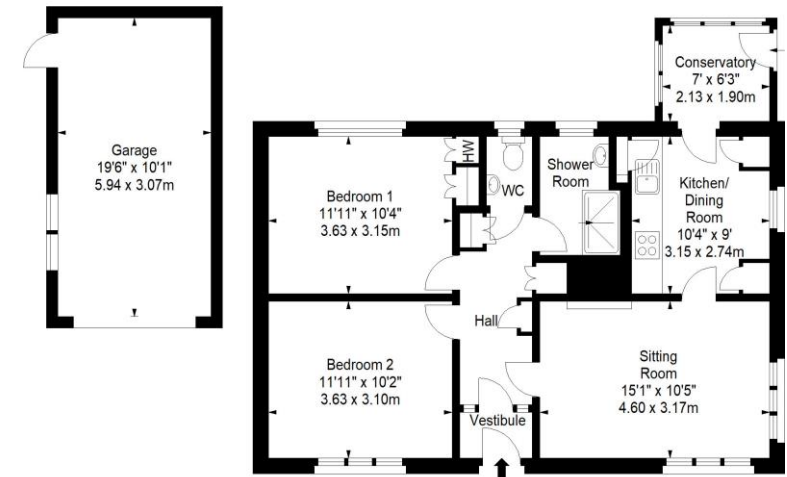
Approx. Gross Internal Area
739 Sq Ft - 68.65 Sq M

Garage

Approx. Gross Internal Area
195 Sq Ft - 18.12 Sq M

For identification only. Not to scale.

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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.



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