



20 St. Ronan's Terrace, Innerleithen,  
Peeblesshire, EH44 6RB



**BEST**<sup>TM</sup>  
ESTATE AGENT GUIDE  
2019 : EXCEPTIONAL  
**SALES**





A fabulous five-bedroom modern detached family home enjoying an elevated position within a highly desirable residential development in the picturesque Borders town of Innerleithen.





#### DESCRIPTION:

Built in 2006, the property is in good decorative order throughout and offers accommodation totalling an impressive 2,828 square feet over two floors including a double integral garage. Boasting stunning countryside views, the property benefits from private, beautifully kept gardens including a fabulous summer house and an enclosed hot tub, perfect for relaxing in all weathers. Just a short walk away from the high street and all excellent facilities the town has on offer, this property is sure to prove popular and early viewing is highly advised.

Presented in walk-in condition, the internal accommodation comprises; entrance vestibule leading through to a large welcoming reception hallway which gives access to all ground floor accommodation. A galleried spindled staircase leads down to the lower ground floor where there is a spacious hallway with two excellent storage cupboards and a guest cloakroom with WC. The sitting room is a large space enjoying a dual aspect with two side facing windows, and French doors leading out to the garden at the rear. A stunning cylindrical multi-burning fuel stove set on a black granite hearth gives this room a real focal point. The wonderful open-plan dining kitchen is fitted with a range of stylish wall and base units with black granite worktop surfaces incorporating a composite sink unit, and a centre island finishes of the modern look. The kitchen boasts of a gas-fired AGA, and integrated appliances including an electric induction hob, dishwasher, an eye level electric oven, and there is space for an American style fridge freezer. Ample space is provided for a dining table and chairs, ideal for entertaining family and friends. Adjacent to the kitchen is a useful utility room fitted with base units incorporating a stainless-steel sink unit with space and services for a washing machine and tumble dryer. A side facing external door leads out to the side of the property. Completing the lower ground floor accommodation is the spacious conservatory which can be accessed from both the sitting room, and the kitchen. A perfect room to relax and enjoy views over the rear garden, and hilltop countryside beyond. French doors give direct access out to a large, decked area which can also be accessed from the dining kitchen. Whilst up on the ground floor there is a light and spacious galleried landing hallway with two useful storage cupboards. Positioned to the rear, the principal bedroom enjoys a dual aspect with windows providing fabulous hillside views to the side and rear of the property, and features sizable, fitted wardrobes, and a private en-suite bathroom incorporating a WC, wash hand basin, enclosed bath, with shower over. The guest bedroom is a generous double with a rear facing window and also features fitted wardrobes and a private en-suite shower room. There are three further double bedrooms, two of which benefit from fitted wardrobes. A separate study with a front facing window provides the perfect space for those working from home, and the accommodation is completed by the family bathroom incorporating a WC, wash hand basin, panelled bath, separate shower cubical, with a front facing opaque window allowing in the natural light.

#### OUTSIDE:

Externally, the house is set within generous garden grounds to the front, side, and rear. There is an open style garden to the front, mostly laid to lawn with a generous monobloc driveway providing off street parking, leading to a double integral garage with an electric up and over door. An iron gate to the side of the property leads round to the wonderful private and enclosed rear garden where there are beautiful hilltop views over the tweed valley. There is a fabulous timber decked area which offers the perfect space for alfresco dining, whilst a paved area houses an enclosed hot tub, and stylish summerhouse complete with light and electric. Paved stairs lead down to the lower section of garden which is sectioned off by mature hedging and is mainly planted mature shrubbery. The rear garden is fully bound by timber fencing.

#### 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 Glentworth 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 fibre broadband connection.

### ITEMS TO BE INCLUDED:

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

### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G. Amount payable for year 2021/2022 - £3,990.44. 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 C (77) with potential B (83).

### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment.

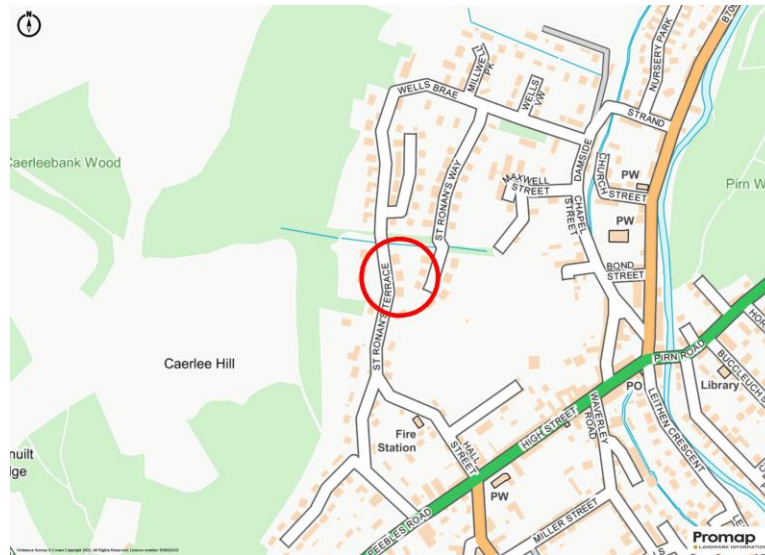
For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

### 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.



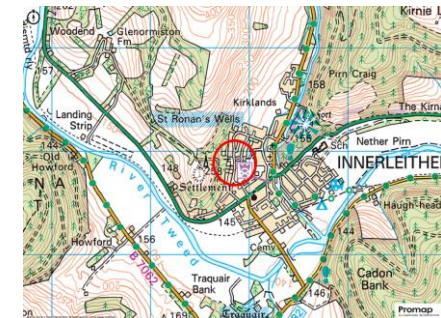
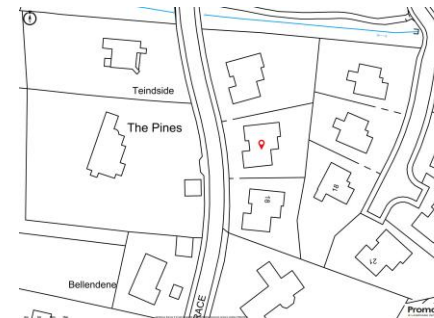
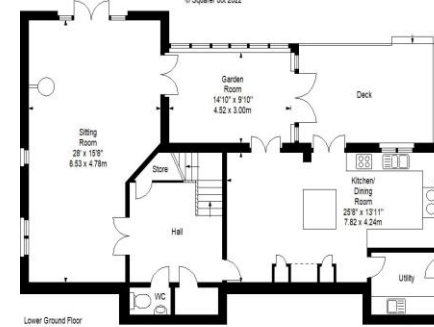
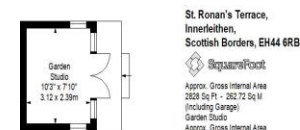
### IMPORTANT NOTE:

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 January 2022.



**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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