



42 Buccleuch Street, Innerleithen,  
Peeblesshire, EH44 6LB



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





A spacious one-bedroom main door upper flat situated within a popular residential area in the beautiful Borders town of Innerleithen.



#### Description:

Built in around 1937 the property offers well-proportioned accommodation totalling 649 square feet and is presented in excellent decorative order throughout. This flat would make an ideal purchase for a first-time buyer, holiday home or investment purchaser and early viewing is recommended.

Accessed at the side of the property, the internal accommodation comprises; bright entrance vestibule with staircase leading to the upper hallway which gives access to all accommodation and benefits from having a generous sized storage cupboard. Enjoying a large window to the front, overlooking Buccleuch Street, is the bright and spacious sitting room which features recessed shelving with storage cupboard below. The kitchen is fitted with a range of modern wall and base units with contrasting worktop surfaces incorporate a stainless steel sink unit, adjacent to a window overlooking the rear garden. Integrated appliances include an electric oven and hob and there is space for a fridge freezer and a washing machine. Positioned to the front of the property is the generous double bedroom which has ample space for bedroom furniture and also features recessed shelving with storage cupboard below. Completing the accommodation with a rear facing window is the bathroom room with a white three piece suit incorporating a WC, wash hand basin and a panelled bath with shower over. Outside; the property benefits from having a private garden to the rear of the property which is accessed via a communal pathway. The garden is mainly laid to decorative chips with a large paved patio area making the perfect outdoor seating space. The garden also benefits from having two large timber sheds.

#### Location:

Situated in the picturesque and charming Borders town of Innerleithen, the main Border towns are easily reached while Edinburgh lies approximately 30 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 Galashiels and there are a number of local theatre and music groups, notably St Ronan's Silver Band and Tweeddale Pipe Band.



#### Services:

Mains water and drainage. Mains electricity. Gas fired central heating. Timber framed double glazed windows. Telephone and fibre broadband connection.

#### Items to be Included:

All fitted carpets and fitted 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 A. Amount payable for year 2020/2021 - £1,134.68. 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 (75) with potential C (75).

#### 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. Prospective purchasers who have notified their interest through lawyers to JBM Estate Agents, in writing, will be advised of a closing date, unless the property has been sold previously.

#### Important Note:

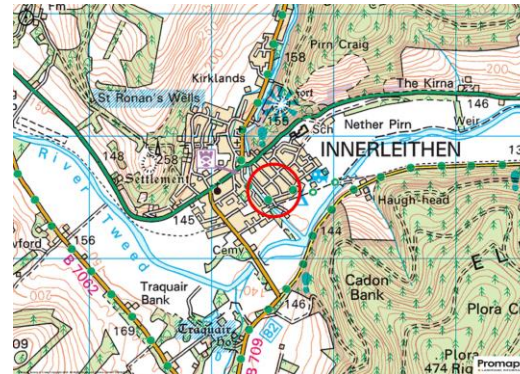
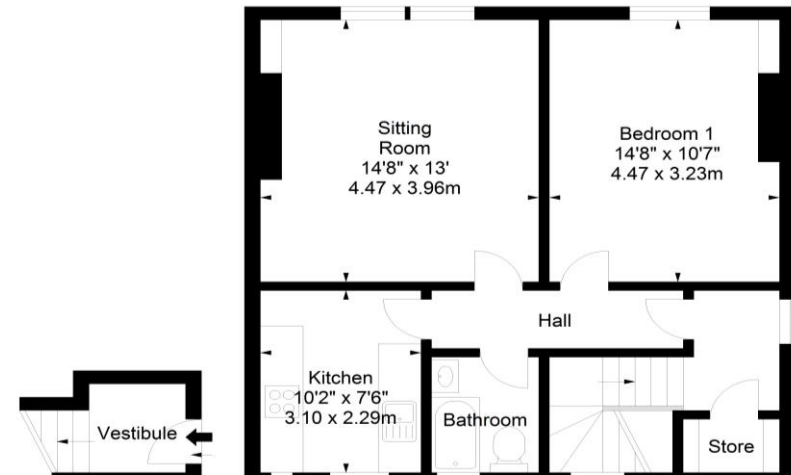
Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice 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.

Particulars prepared January 2021.





Approx. Gross Internal Area  
649 Sq Ft - 60.29 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.



10 Northgate, Peebles, EH45 8RS  
Tel: 01721 540170 Fax: 01721 520104  
Email: mail@jbstateagents.co.uk  
[www.jbstateagents.co.uk](http://www.jbstateagents.co.uk)