



Keridan, Leithen Crescent, Innerleithen, Peeblesshire, EH44 6JL
Offers Over £290,000



An extremely charming two-bedroom detached bungalow with a semi-detached single garage, enjoying a peaceful setting just a short stroll from the vibrant High Street of the popular Borders town of Innerleithen.



DESCRIPTION:

Built in the mid-1990s, the property has been thoughtfully updated by the current owners and enjoys tasteful interiors, offering approximately 813 square feet of comfortable accommodation arranged across one level. Fitted with solar panels with a battery system, providing renewable energy and reduced electricity costs, as well as a highly convenient location, and direct access to the Tweed Valley's renowned countryside walks and mountain bike trails right on your doorstep, this property is sure to prove popular. Early viewing is highly recommended to fully appreciate both the accommodation and the exceptional setting on offer.

Accessed via the gardens, the internal accommodation begins with a welcoming entrance vestibule, which leads directly into the main living space. The open-plan sitting and dining room is filled with natural light from a distinctive circular bay-style window, creating an ideal space for family gatherings and entertaining guests. This inviting room also provides access to a relaxing conservatory, which enjoys pleasant views over the private garden and the Leithen Water beyond. Located to the rear, the modern kitchen is fitted with an excellent range of stylish wall and base units, complemented by sleek worktops and a tiled splashback. Integrated appliances include an eye-level double electric oven, an electric ceramic hob, and an undercounter fridge and freezer. There is also provision and plumbing for a freestanding washing machine, which is currently in situ. An external door from the kitchen allows easy garden access to the rear. A doorway from the sitting area leads through to a rear hallway with a convenient storage cupboard, and an access hatch to a partially floored loft space. There are two well-proportioned double bedrooms, one overlooking the front of the property and the other enjoying a side-facing aspect. Both rooms are enhanced by built-in wardrobes for added convenience. Completing the accommodation is a contemporary shower room, featuring a WC, a vanity unit with wash hand basin, and a spacious walk-in shower with an attractive wet-wall finish. A rear-facing opaque window allows natural light to fill the space.

OUTSIDE:

Externally; there are private gardens to the front, side, and rear of the property. The gardens enjoy areas laid to lawn combined with an array of mature plantings and greenery. A private driveway to the side provides convenient off-street parking, whilst access to a driveway, with a right of way passing the front of the property, leads around to the opposite side where the single garage is situated. The garage benefits from both power and lighting, and also houses the battery for the Solar Panel system. A timber garden shed located to the rear provides excellent storage for tools and equipment. The garden is fully enclosed 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 which also provides education at nursery level. 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 Tweedvale Pipe Band.





SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. FTTP broadband connection available. UV Solar panels & battery system.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, window coverings, and both integrated and free-standing kitchen appliances will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category D. Amount payable for the financial year 2025/2026 - £2,092.11. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

EPC RATING:

The Energy Efficiency Rating for this property is B (85) with potential B (89).

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.

OFFERS:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Email address: mail@jbmestateagents.co.uk. 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.

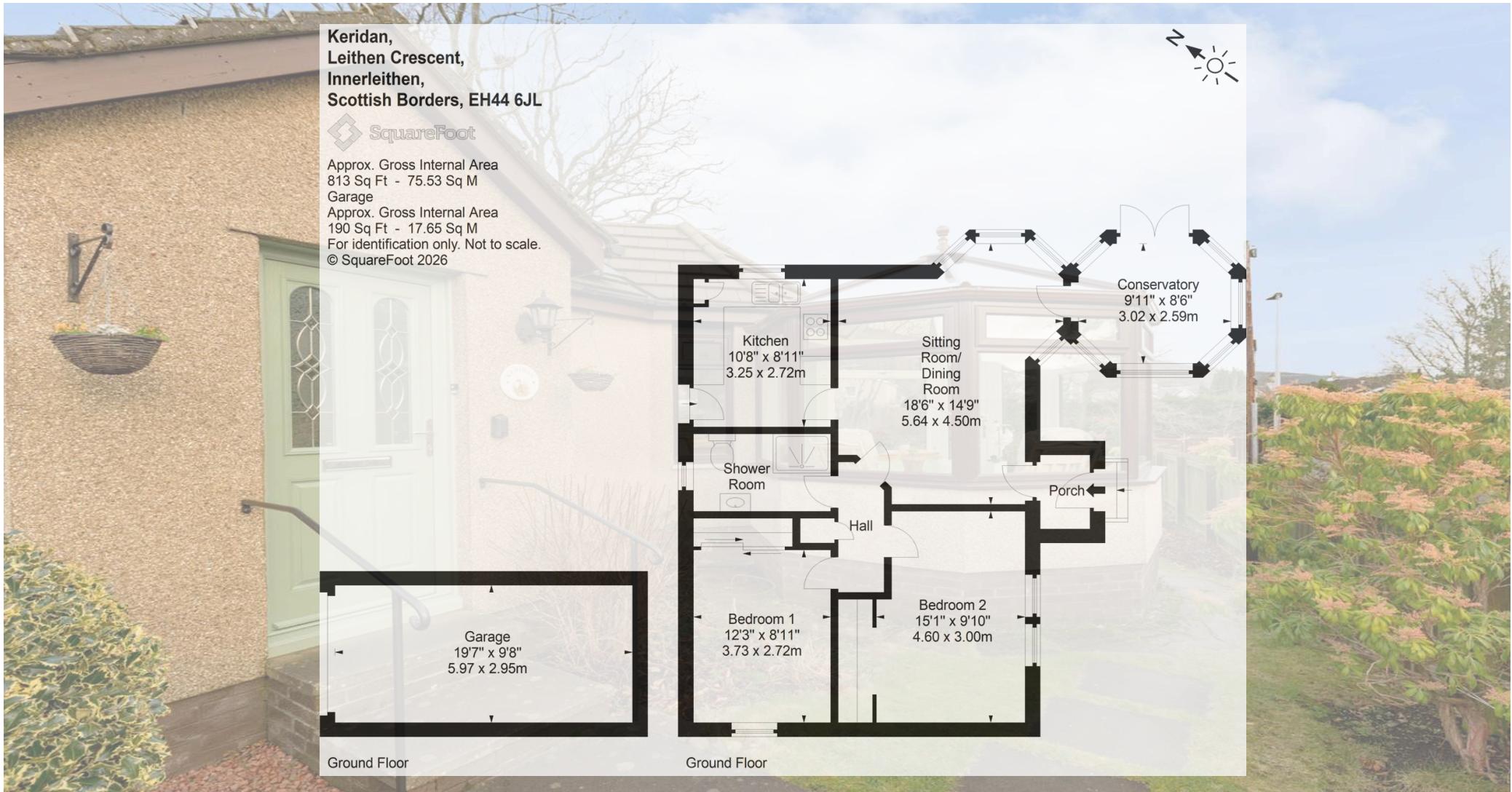
IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

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." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared January 2026.



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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