



16 Nursery Park, Innerleithen, EH44 6JB  
Offers Over £315,000



A delightful three-bedroom link-detached bungalow with attached single garage and beautiful private gardens boasting open countryside views occupying a peaceful setting in the picturesque Borders town of Innerleithen.



#### DESCRIPTION:

Built in the early 1970's, this wonderful property offers well-proportioned accommodation totalling an impressive 1396 square feet including the single garage and a timber store. With a comfortable internal layout and beautiful gardens, a fantastic location just a short walk from the bustling High Street, and access to the open countryside, riverside walks, and cycle paths on the doorstep, this property is sure to prove popular. Early viewing comes highly recommended to fully appreciate the accommodation, location, and gardens on offer.

Decorated in neutral tones throughout, the light and airy internal accommodation comprises; entrance vestibule leading into a welcoming inner hallway giving access to all accommodation, and a useful storage cupboard. Positioned to the front, the relaxing sitting and dining room is of a good size with ample space for both lounge and dining furniture and features a large window boasting fantastic views over the tree lined hills beyond. The kitchen is fitted with a range of wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit positioned below a side facing window. Space and services are provided for a cooker, washing machine, and under counter fridge and freezer. Accessed via the kitchen is a bright and sizeable conservatory which provides the ideal space for relaxing, with patio doors allowing access out to the private rear garden. There are three comfortable bedrooms, two of which are doubles which are positioned to the rear boasting fabulous views, whilst the other is a single with a window to the side of the property. All three bedrooms benefit from having generous fitted wardrobe space. The accommodation of this delightful bungalow is completed by the fully updated, modern shower room which incorporates a WC, wash hand basin, heated towel rail, a large walk-in shower, and an opaque window to the side allowing in the natural light.

#### OUTSIDE:

Externally; there are beautiful, well maintained private gardens to the front, side, and rear of the property. An open style garden to the front with a large area laid to decorative chips bordered by an array of mature shrubbery, and a tarmac driveway to the side leading to a single garage with electric rolling door. A paved pathway and timber gate to the side leads round to the well-kept rear garden which boasts truly magnificent and uninterrupted countryside views. There is an area laid to lawn bordered by decorative chips, an array of mature planting, and several paved patio areas offering the ideal space for alfresco dining and relaxing whilst listening to the calming sounds of the stream at the bottom of the garden. There is a timber garden shed positioned to the rear of the garage providing excellent 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 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 double glazed windows. Telephone and broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout 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, with an annual charge of £1,858.40 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### 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 D (55) with potential B (82).

#### 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.



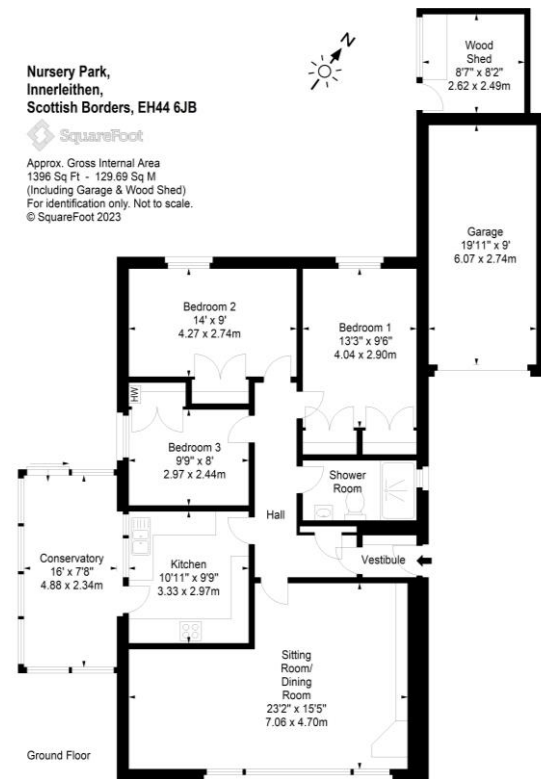
#### IMPORTANT NOTE:

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." 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 September 2023.



**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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