

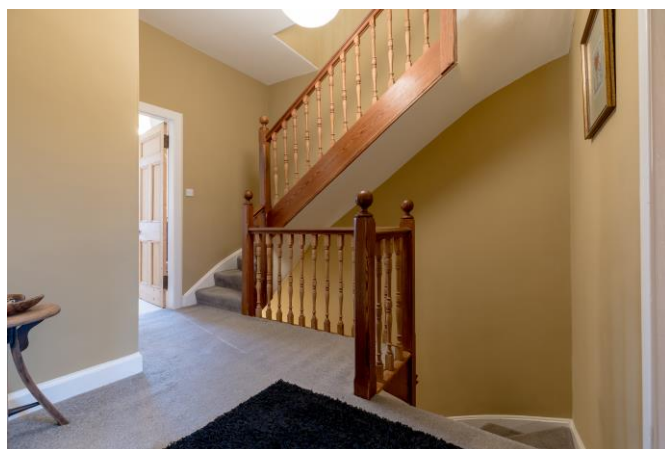


13 Traquair Road, Innerleithen, EH44 6PD  
Offers Over £210,000





Nestled in a sought-after location, a charming four-bedroom double upper flat with private garden area centrally positioned just steps away from the vibrant High Street in the scenic Borders town of Innerleithen.





#### DESCRIPTION:

Dating back to the late 1800's, this fantastic property offers beautifully presented, spacious, and versatile accommodation, thoughtfully arranged over two floors totalling an impressive 1227 square feet, seamlessly combining classic charm with modern functionality. Conveniently located within walking distance of shops, bars, restaurants, and schooling, it also provides immediate access to cycle paths, riverside walks, and the scenic Tweed Valley countryside, perfect for outdoor exploring. Early viewing comes highly recommended.

Accessed from Traquair Road via a private ground-floor entrance and staircase, the accommodation opens into a welcoming first-floor hallway landing. Positioned at the front, the elegant sitting room showcases traditional features, including soaring ceilings, and a striking fireplace housing a wood burning stove providing the room with a warming focal point. While compact, the kitchen is cleverly designed to maximize functionality, featuring a good range of base units, complemented by locally sourced Elm worktops and shelves, finished with a tiled splashback. Integrated appliances include an electric oven and a gas hob, with space and provisions for a washing machine, and a fridge freezer. A rear-facing window floods the space with natural light while offering views over the gardens. Located adjacent to the kitchen, the generously proportioned dining room provides an ideal setting for family meals and entertaining guests, a versatile space which could easily be adapted as an additional bedroom, a second sitting room, or to suit requirements. Elsewhere on the first floor is a single bedroom with a front-facing window overlooking Traquair Road, which could also function as a separate home office, or nursery if desired. A graceful spindle staircase leads to a second-floor landing, where a handy storage cupboard adds practical convenience. Each room on this level is bathed in natural light and offers fabulous views. The accommodation comprises two generously sized double bedrooms, one to the front and one to the rear, along with a versatile single bedroom with a Velux window to the front, and again would serve well as a home office, nursery, or guest room. Completing the accommodation, the family bathroom features a window to the rear, framing stunning views over the rooftops and tree-lined hills beyond. It comprises a WC, a vanity unit with wash hand basin, and a relaxing panelled bath with an electric shower above.

#### OUTSIDE:

Externally, the property benefits from a section of private garden, along with a large shared lawned drying green area. The private garden enjoys a section of lawn with mature shrubbery as well as a raised timber decked area offering the perfect spot for alfresco relaxing during the warmer summer months. A spacious timber garden shed offers excellent storage, complemented by a log store for the wood used in the log-burning stove.

#### 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 Tweedvale Pipe Band.



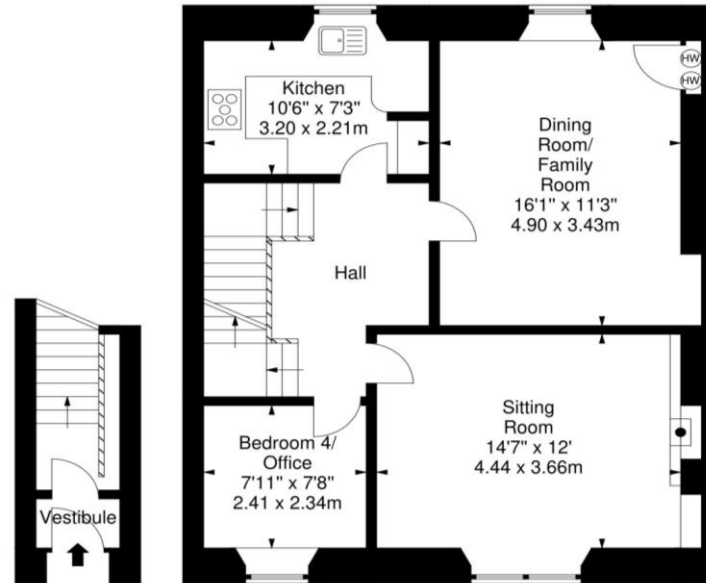




**Traquair Road,  
Innerleithen,  
Scottish Borders, EH44 6PD**

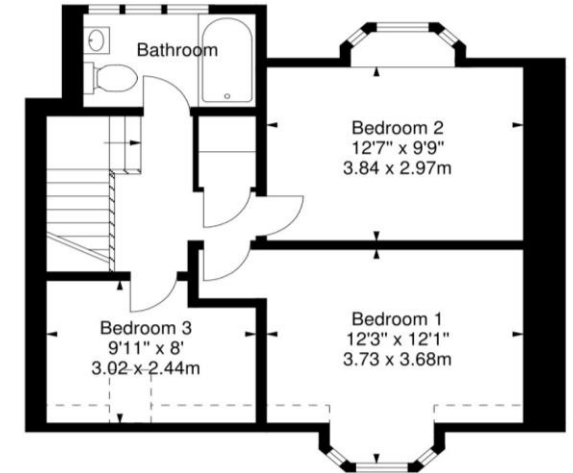


Approx. Gross Internal Area  
1227 Sq Ft - 113.99 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Ground  
Floor  
Entrance

First Floor



Second Floor



#### SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. FTTP broadband connection available.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, the wood burning stove, and integrated 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 B. Amount payable for year 2025/2026 - £1,627.20. 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 (73) with potential C (77).

#### 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.

#### 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:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to [mail@jbmeestateagents.co.uk](mailto:mail@jbmeestateagents.co.uk) or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

#### 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:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared February 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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