



## 17 Morningside, Innerleithen

This main-door, ground-floor flat offers attractive accommodation for the first-time buyer or investor. The property has a spacious living room and one double bedroom. It benefits from a good-sized kitchen also fitted with a modern hob and oven. Situated close to the town centre, it benefits from ownership of an exclusive area of garden ground to its rear. The property offers a great opportunity for a broad range of buyers. Located close to the local mountain biking facilities and picturesque river walks along the River Tweed. The property falls within the St Ronan's Primary School catchment area. Secondary schooling at Peebles High School.

- **LIVING ROOM**
- **DOUBLE BEDROOM**
- **KITCHEN**
- **BATHROOM**

**OFFERS OVER £90,000**



**N/S**

**NEIL SOLICITORS  
& ESTATE AGENTS**  
[www.neilsolicitors.com](http://www.neilsolicitors.com)

2-4 Northgate, Peebles EH45 8RS  
Tel: 01721 724199  
Fax: 01721 720869  
E-mail: [property@neilsolicitors.com](mailto:property@neilsolicitors.com)



**01721 724199**





[www.neilsolicitors.com](http://www.neilsolicitors.com)

# 17 Morningside, Innerleithen

## LOCATION

Innerleithen is a picturesque thriving town situated in the beautiful countryside of the Scottish Borders. The town offers excellent nursery and primary education, with secondary education available in nearby Peebles. It is served by a diverse range of high quality, independent local shops and amenities both in Innerleithen and Peebles. The River Tweed flows close by the heart of the town and provides one of the many recreational facilities on offer in and around the town, which include hill walking, fishing and golf. The town is situated close to the world renowned Glentworth and 7 Stanes mountain biking trails, which offer challenges for all grades of biker. Innerleithen lies around 29 miles from Edinburgh and is also within easy commuting distance of other Borders towns.

Arriving in Innerleithen along the A72 turn off midway along the High Street into Waverley Road. Proceeding in a southerly direction, Morningside lies first on the left as you proceed down the road. The property is located just on your lefthand side. The property is a few minutes walk from the High Street, and around 10 minutes walk from the Tweed riverside walks.

## HALLWAY

Access to the property is taken into the hallway through the wooden entrance door, which is glazed in the centre portion. The hallway provides access to the living room. Laid to laminate wooden flooring. Single overhead light. Raised cupboard housing electricity meter.

## LIVING ROOM (13'9" x 13'4" (additional recessed area 6'10" x 3'11"))

Leading off from the hallway, the living room overlooks the Morningside. This bright and spacious room provides excellent space to relax

and provides a very comfortable living area. It benefits from a good-sized recessed area, which adds to the overall space within the room. There is a shelved walk-in cupboard, which provides great storage space. Mantleplace, hearth and open fireplace. Lighting is provided by a single overhead light. Laid to carpet. Double radiator.

## BEDROOM (15'2" x 11'1")

Accessed from the living room, the bedroom is located at the rear of the property overlooking the garden area. This well proportioned and spacious double bedroom offers comfortable sleeping accommodation. The room benefits from a spacious built in double wardrobe, which is shelved on one side. The remaining half houses the Worcester gas combi-boiler. There is also a shelved alcove providing additional storage. Laid to carpet. Double radiator.

## KITCHEN (14'2" x 6'11")

Returning to the living room, access is taken to the kitchen which in part overlooks the back garden area. The kitchen is bright and well proportioned. Fitted cream coloured modern kitchen units. Integrated Lamona induction hob and oven. Space for washing machine, dishwasher and space to fit an integrated fridge/freezer. Stainless steel sink with mixer tap. Tiled splashback. Black laminated work surface. Overhead lighting provided by single overhead light. Laid to tile effect linoleum flooring. Double radiator.

## REAR HALLWAY (7'9" x 3'4")

Exiting the kitchen to the rear of the property, up a single step the rear hallway provides access to the rear doorway leading to the garden area, and also to the bathroom. Laid to tiles. Single overhead light.

**01721 724199**



## BATHROOM (7'5" x 7'0")

The bathroom comprises bath, W.C. and wash-hand basin all in white. There is also a Triton electric shower fitted above the bath. Tiles are fitted to full height around the bathing area. Floor laid to tiles.

## OUTSIDE

The property is served by a private garden area to the rear of the property which adjoins the neighbouring garden areas for the other properties located in the tenement. Access is taken through the common areas lying to the rear of the property. Laid to stone chips.

## EXTRAS

All fitted carpets and light fittings throughout the property.

## HOME REPORT

A copy of the Home Report is available from the Selling Agents or via [www.onesurvey.org](http://www.onesurvey.org).

## COUNCIL TAX & EPC RATING

Council Tax: Band A  
EPC Rating: D

## VIEWING

By appointment with the Selling Agents on 01721-724199.

## PRICE

Offers over £90,000 are invited.

## IMPORTANT NOTICE

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.

3. The photographs(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property which have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. In particular, room measurements have been taken with a Sonic tape at the widest point and, therefore, may be subject to a small margin of error. If such details are fundamental to a prospective purchaser, then he/she must rely on his/her own enquiries.

5. Where any reference is made to Planning Permissions or potential uses or to road proposals, such information is given by us in good faith. Prospective purchasers should, however, make their own enquires into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.

8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.