

4 Church Street

INNERLEITHEN, EH44 6JA



Spacious two-bedroom upper flat in the Scottish Border's popular town of Innerleithen



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McEwan Fraser Legal is delighted to present this spacious two-bedroom upper flat in the Scottish Border's popular town of Innerleithen.

THE KITCHEN /LIVING ROOM



Inside, the property comprises a fully equipped open plan, kitchen/living room, well equipped with freestanding appliances, gas, hob, and fan oven and offers excellent space for freestanding furniture arrangements.





There are two generously proportioned double bedrooms with freestanding storage options. The property is equipped with one main family shower room which is served by an electric shower and a three-piece suite.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

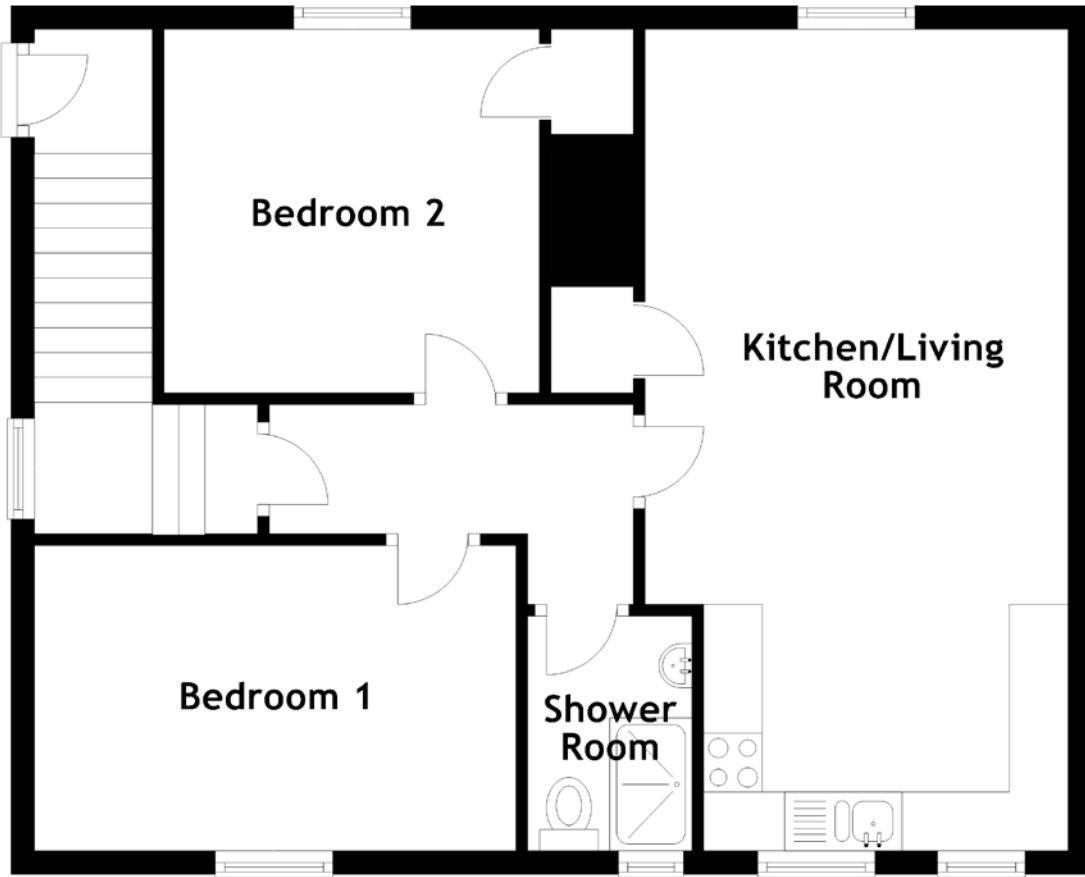


In addition, the property includes Gas central heating, double-glazed windows and both private and communal garden grounds. The properties are expected to be of particular interest so early viewing is recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

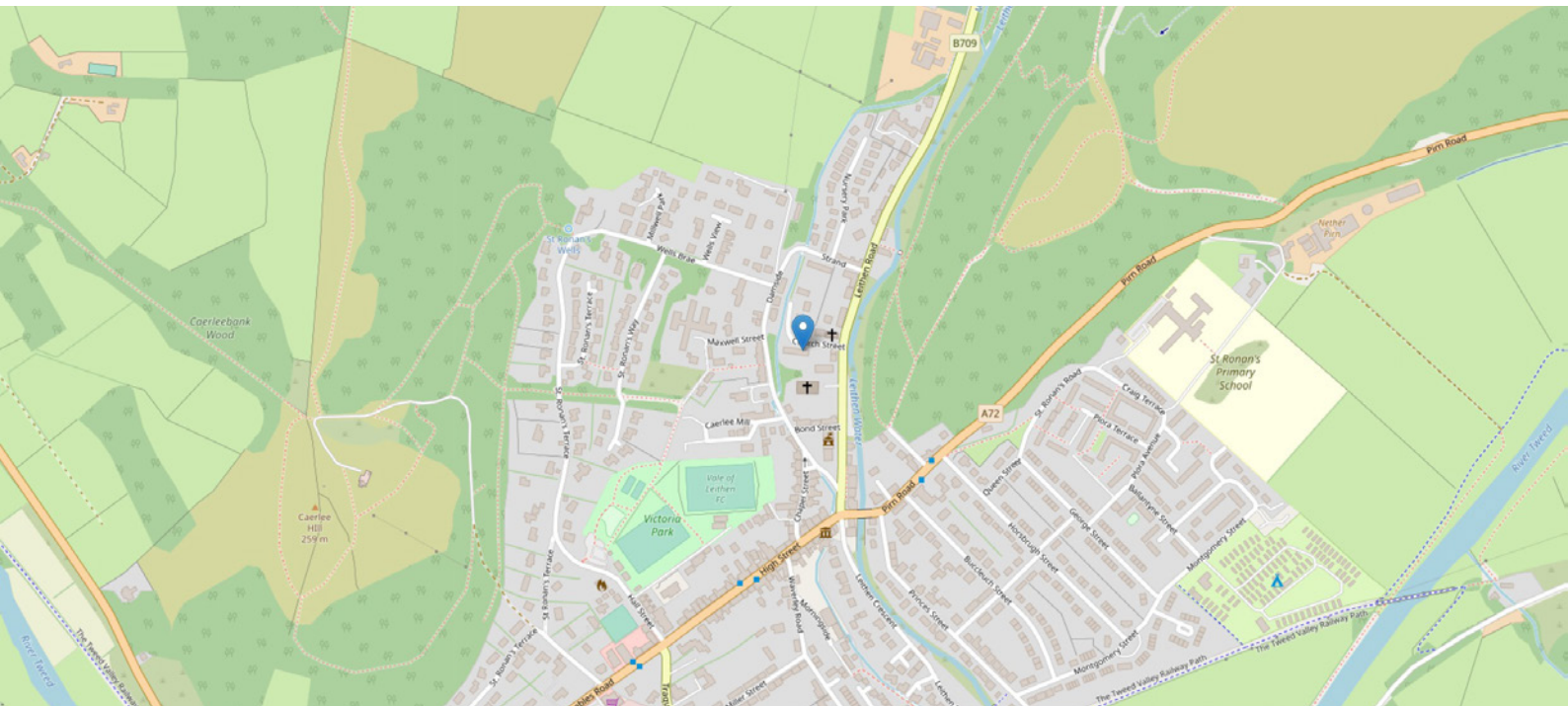
Kitchen/Living Room 7.00m (23') x 3.70m (12'2")
 Shower Room 2.00m (6'7") x 1.40m (4'7")
 Bedroom 2 3.20m (10'6") x 3.10m (10'2")

Bedroom 1

4.10m (13'5") x 2.60m (8'6")

Gross internal floor area (m²): 64m²

EPC Rating: C



THE LOCATION

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, a supermarket, a bank and a health centre.





The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine-hole golf course is located on the edge of the town with the Cardrona championship golf course a mere 4 miles away.



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