

Peebles

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Offers Over £550,000



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The Greene, Leithen Road, Innerleithen, EH44 6HY



Occupying a substantial plot of approximately 0.388 acres, this impressive detached home—The Greene—has been beautifully renovated throughout by the current owners to offer modern, high-quality living within a spacious and flexible layout. Set within mature, wraparound garden grounds, the property enjoys exceptional privacy while remaining just a short walk from Innerleithen town centre.

The accommodation is arranged over two floors and has been thoughtfully updated to a contemporary standard, combining comfort, functionality, and style. With generous proportions and versatile spaces, the layout offers excellent potential for multi-generational living, working from home, or further reconfiguration or extension (subject to consents).

Boasting an enviable central yet secluded setting, The Greene presents a rare opportunity to acquire a turnkey family home with scope to personalise, all within one of the Borders' most desirable towns.

Accommodation

GROUND FLOOR

- * Vestibule
- * Hallway
- * Dual aspect living / dining room with a wood burning stove
- * Breakfasting kitchen with integrated, oven, hob, extractor fan and dishwasher
- * Utility room
- * Three double bedrooms
- * Bathroom
- * Newly installed shower room
- * Conservatory

FIRST FLOOR

- * Sitting room
- * Two double bedrooms

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Excellent storage in the easy to access eaves
- * New flat roof installed 2022 with 20 year guarantee
- * Driveway providing ample parking
- * Garage with power and light
- * Mature, well-stocked garden grounds offering an excellent degree of privacy, lawn and patio area
- * Electrical vehicle charging point

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Approximate Gross Internal Area = 249 sq m / 2680 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201451)

Situation

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, supermarket and 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 Cardrona championship golf course a mere 4 miles away.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band G

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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