

Peebles

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Offers over £690,000

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**51 St Ronans Terrace,
INNERLEITHEN, Peeblesshire, EH44 6RB**



Built in 2006, this impressive contemporary detached 5 bedroom family home occupies a generous plot within one of Innerleithen's most desirable residential areas. Designed and finished to an exceptional standard, it combines modern architecture with outstanding comfort and functionality. The property enjoys uninterrupted views across the picturesque Tweed Valley and has direct access to woodland walks, offering a peaceful lifestyle in a truly stunning natural setting.

The property features a large kitchen-dining area with ample storage and workspace, connected to a well-sized sunroom. The adaptable layout includes a ground-floor room, offering flexibility to be used as a guest room, home office, or additional living space, likewise all bedrooms have ample space for home working/study areas making it ideal for evolving lifestyle needs.

A particular highlight is the beautifully designed wraparound patio and terrace set in a generous garden plot, which creates a seamless connection between indoor and outdoor living. Perfect for entertaining, relaxing, or simply soaking up the scenery from multiple vantage points.

Accommodation

* Extending to around 382m² (including garage) arranged over three floors plus lower ground garage

GROUND FLOOR

* With entrance vestibule, reception hallway, living room open plan to the sitting room with terrace access, day room / study, utility, cloakroom, and open plan kitchen / dining room with adjoining sunroom

FIRST FLOOR

* With three double bedrooms including main and guest suites each with a dressing room and en suite and a further guest bedroom with access to the adjoining family bathroom

SECOND FLOOR

* With two further double bedrooms, shower room, and generous storage

EXTERNALLY

* With mature landscaped gardens, with terrace and multiple patio areas, timber summer house on decking and a greenhouse. Driveway providing ample parking for 3 vehicles

ADDITIONAL INFORMATION

- * Wood burning stove
- * Double glazing
- * Gas central heating
- * Smoke/CO₂ interlinked alarms installed
- * Double garage with electrically operated door, water, power and light.
- * Fully accessible large attic area for storage.
- * Situated within walking distance of the amenities of Innerleithen.

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Approximate Gross Internal Area = 382 sq m / 4112 sq ft
(Including Reduced Height Areas)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1230942)

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, bank 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 appliance are included as well as a free-standing dual fuel range cooker. No warranty will be provided in respect of white goods.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders Council. 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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
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