



Caerlee Cottage

Caerlee Estate, Peebles Road, Innerleithen EH44 6QY



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS

Property Summary

This Scottish Borders' cottage is a detached residence which offers a picturesque rural lifestyle in the town of Innerleithen, complete with breathtaking unobstructed views over vibrant countryside. The four-bedroom home further boasts light decoration and large rooms, including an expansive dining kitchen. The versatile property also includes two bathrooms and a WC, as well as generous private parking and a south-facing garden that incorporates a substantial decked area for admiring the panoramic views.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a dishwasher to be included in the sale. Please note, no guarantees shall be provided in relation to any of the appliances included in the price as these are to be left as seen.

Features

- Rarely available detached cottage
- Picturesque rural setting in Innerleithen
- Vestibule and hall with storage and WC
- Living room with dual-aspect windows
- Large dining kitchen with garden access
- Well-appointed utility room
- Three double bedrooms with storage
- Fourth double bedroom/study/dining room
- Quality en-suite shower room
- Family bathroom with overhead shower
- Mature private gardens and a large deck
- Private driveway and a double garage
- Gas central heating and double glazing
- EPC Rating - C

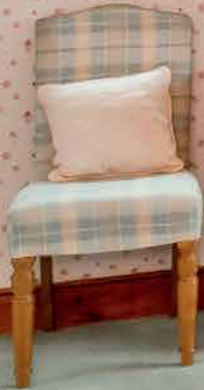






*“Rarely available detached cottage
in a picturesque rural setting
in Innerleithen”*







“Three double bedrooms with storage and a fourth double bedroom/study/dining room”





Floorplan



Property Department
15 Eastgate, Peebles, EH45 8AD
Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS