



2A Leithen Road  
Innerleithen, Scottish Borders EH44 6HZ



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## Property Summary

This traditional main-door double-upper villa is a beautiful three-bedroom residence, which occupies the first and second floors of a handsome stone-built building. The home has attractive interior design throughout and quality fixtures and fittings, including an on-trend kitchen and a four-piece bathroom. It also offers sociable open-plan living (with a cosy log-burning stove) and it has excellent versatility to suit a wide variety of buyers. Furthermore, the home is set in the heart of Innerleithen, conveniently near transport links, schools, and superb amenities.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, oven, fridge/freezer, and dishwasher) to be included in the sale.

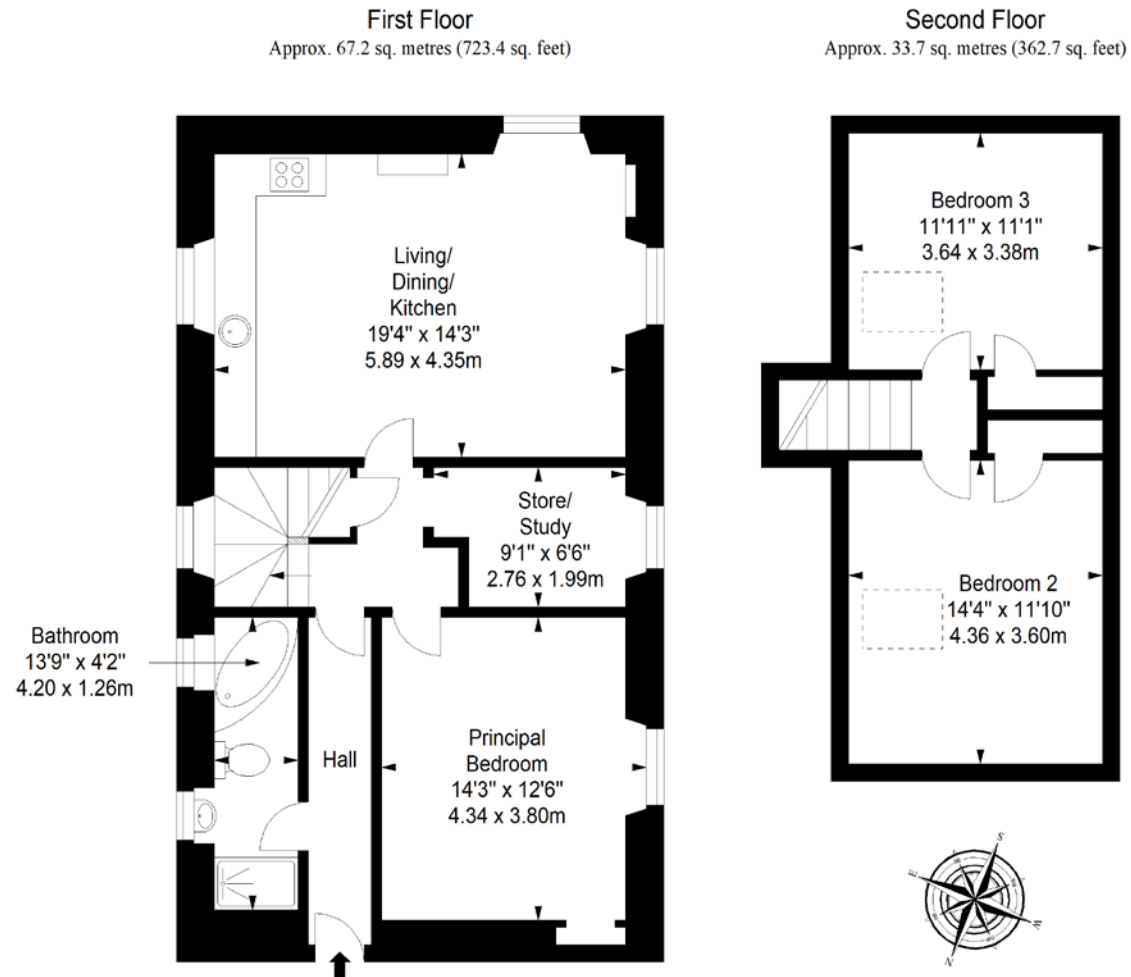
## Features

- A double-upper villa in move-in condition
- Part of a traditional building
- In the Innerleithen conservation area
- Private main-door entrance
- Accessed via a small flight of steps
- Welcoming entrance hall
- Open-plan kitchen/living/dining room
- Shaker-style kitchen with integrated appliances
- Three double bedrooms
- Versatile store/study room
- 4pc bathroom with corner bath and shower cubicle
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - E





# Floorplan



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