



The Old Town Hall, 20 High Street

Innerleithen, Scottish Borders EH44 6HF



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Property Summary

The Old Town hall is a Victorian former town hall dating back to 1853, now offering spacious and flexible accommodation arranged over three floors. The home accommodates four/five bedrooms, a large reception room, a dining kitchen, a second small kitchen/utility room, and three bathrooms, plus a well-maintained garden, a detached double garage, and an allocated parking space.

The front door opens into a welcoming hallway, leading directly into the kitchen on the right. Here, a selection of attractive, cream-coloured cabinets is accompanied by spacious wood worktops, splashback tiling, and a Belfast sink. A Range cooker is neatly housed within the cabinets and paired with an integrated extractor hood, with space provided for freestanding and undercounter appliances. A breakfast bar caters for morning coffee and socialising while cooking, whilst provision is made for a dining table and chairs for sit-down meals and entertaining. Patio doors from here open out onto the garden. A separate small kitchen/utility room on the first floor offers a discrete separate space for laundry appliances. The first floor is also home to a large reception room, offering ample space for a choice of furniture layouts to suit the new owner's needs. The room is filled with sunny natural light through twin southeast-facing windows.

Features

- End-terrace Victorian (1853) house in Innerleithen
- Excellent location on the town's high street
- Entrance hallway
- Generous living/dining room
- Attractive dining kitchen with garden access
- Four double bedrooms (three with built-in storage)
- Fifth bedroom/home office
- One en-suite shower room
- Separate shower room
- Additional four-piece family bathroom
- Well-maintained rear garden
- Detached double garage and allocated parking space
- Gas central heating and mostly double glazing
- EPC Rating - D





*End-terrace Victorian (1853) house
with attractive dining kitchen with
garden access and four
double bedrooms*







The home accommodates five bedrooms, arranged over the first and second floors. One of the first-floor bedrooms could be utilised as a study, ideal for homeworking, whilst the second-floor sleeping areas are all accompanied by built-in storage and one has the added benefit of an en-suite shower room. The second-floor bedrooms also enjoy lovely views of the scenic surrounding hills. Completing the accommodation on offer are a shower room and a separate four-piece family bathroom. The home is kept warm by a gas central heating system and the windows are predominantly double-glazed.

Externally, the house is accompanied by a good-sized rear garden featuring a well-maintained lawn and a patio for outdoor seating and summer barbecues. Excellent private parking is provided by a detached double garage and an allocated parking space.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture is also available by separate negotiation.

Innerleithen

Lying close to the banks of the River Tweed and nestled amongst rolling hills, the former mill and spa town of Innerleithen enjoys an idyllic Scottish Borders setting. The town is served by a local supermarket, a library, a health centre, a bank, a pharmacy, a Post Office and several independent shops including bakeries and a butcher. A selection of eateries is also on offer, whilst further amenities can be found a short drive away in the charming market town of Peebles. The town's scenic surroundings provide endless opportunities for outdoor pursuits such as fishing, walking, and cycling, while nearby Glentress Forest Park boasts a treetop adventure course. Innerleithen also hosts its own park and a local history museum at St Ronan's Wells. Primary and nursery schooling is provided locally, followed by secondary education in Peebles. Commuting to the capital takes approximately an hour by road, whilst Galashiels – located 20 minutes' drive from Innerleithen – provides fast and frequent rail connections as part of the recently re-opened Borders Railway.



Floorplan



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