



3 Leithen Mills

Innerleithen EH44 6JJ



Blackwood & Smith LLP
SOLICITORS AND ESTATE AGENTS



bs

Welcome to 3 Leithen Mills

Enjoying a tranquil setting in an attractive modern development, 3 Leithen Mills is an extended, detached house offering its new owners spacious and versatile accommodation, as well as wrap-around gardens, and a gated drive leading to an integral garage, making this home ideal for modern family living. Its location, bordering the Water Leithen on the one side and a no-through road on the other, plus being within walking distance to the town's amenities and unspoilt countryside, means residents can enjoy the best of town and country living.

Features

- Tranquil setting in modern development
- Spacious double-storey house with extension
- Bright, partly glazed entrance porch
- Hallway with stairs and storage space
- Sunny living room with focal wood burning stove
- Separate area to be used as a snug/home office/dining room
- Large dining room with patio doors leading to a terrace
- Impressive country-styled, integrated dining kitchen
- Utility room with garage and garden access
- Principal bedroom with wardrobes and en-suite
- Two further double bedrooms with wardrobes
- Contemporary family bathroom
- Integrated single garage and gated drive
- Low maintenance wrap-around gardens
- EPC Rating - C

15 A sunny living room

Set behind a picket fence and low-maintenance front garden, the double storey house makes a wonderful first impression. Welcoming you inside is an attractive porch, which in turn leads to the hallway, with understair storage.

Enjoying a large footprint and a sunny double aspect is the inviting living room. Arranged around a focal wood burning stove set in a stone chimney, this reception room retains a cosy atmosphere despite its generous size. It enjoys a semi-open-plan layout to a separate area, which could be used as either a snug, formal dining room, or even a home office. Double glazed doors lead to the rear extension, where an attractive and spacious second reception room awaits.





Attractive & spacious dining room

Currently utilised as a formal dining room with a partial open-plan layout to the kitchen, the room offers enough space to house a family room. It benefits from a double aspect, with large patio doors leading to a decked terrace and the garden beyond - ideal for summer entertaining!





bs

Country-styled integrated dining kitchen

The beautifully-appointed kitchen comes fully fitted with farmhouse-styled Shaker units neatly integrating a range of appliances (including a fridge, freezer, dishwasher, electric oven, gas hob and concealed extractor hood) as well as lighting and some open shelving. With space for a dining table and chairs, it is the perfect spot for a quick lunch or morning coffee. Neighbouring the kitchen is a utility room with direct access to the garage and a back door to the side garden.



“...with space for a dining table and chairs, it is the perfect spot for a quick lunch or morning coffee.”



Bright dual-aspect
principal suite





bs

“...lovely views over the rooftops to the hills in the distance.”



Upstairs, leading off the central landing, the home offers three double bedrooms, an en-suite shower room and a family bathroom. The spacious principal bedroom boasts a sunny double aspect, extensive fitted wardrobes with mirrored sliding doors, as well as a contemporary en-suite shower room. The two remaining bedrooms both also benefit from built-in wardrobes (with bedroom 3 enjoying an additional walk-in cupboard) and lovely views over the rooftops to the hills in the distance. A contemporary family bathroom, with a handheld shower-over-bath, completes the accommodation.

A contemporary family bathroom





Gardens & Parking

Wrap-around gardens & private parking

Externally, you will find low-maintenance gardens wrapping around the house, with paved pathways and patios, gravelled areas, as well as a decked terrace and beds with shrubs, flowers and a hedge.

Extras: Included in the sale are all the fitted floor coverings, light fittings, integrated appliances, and blinds.

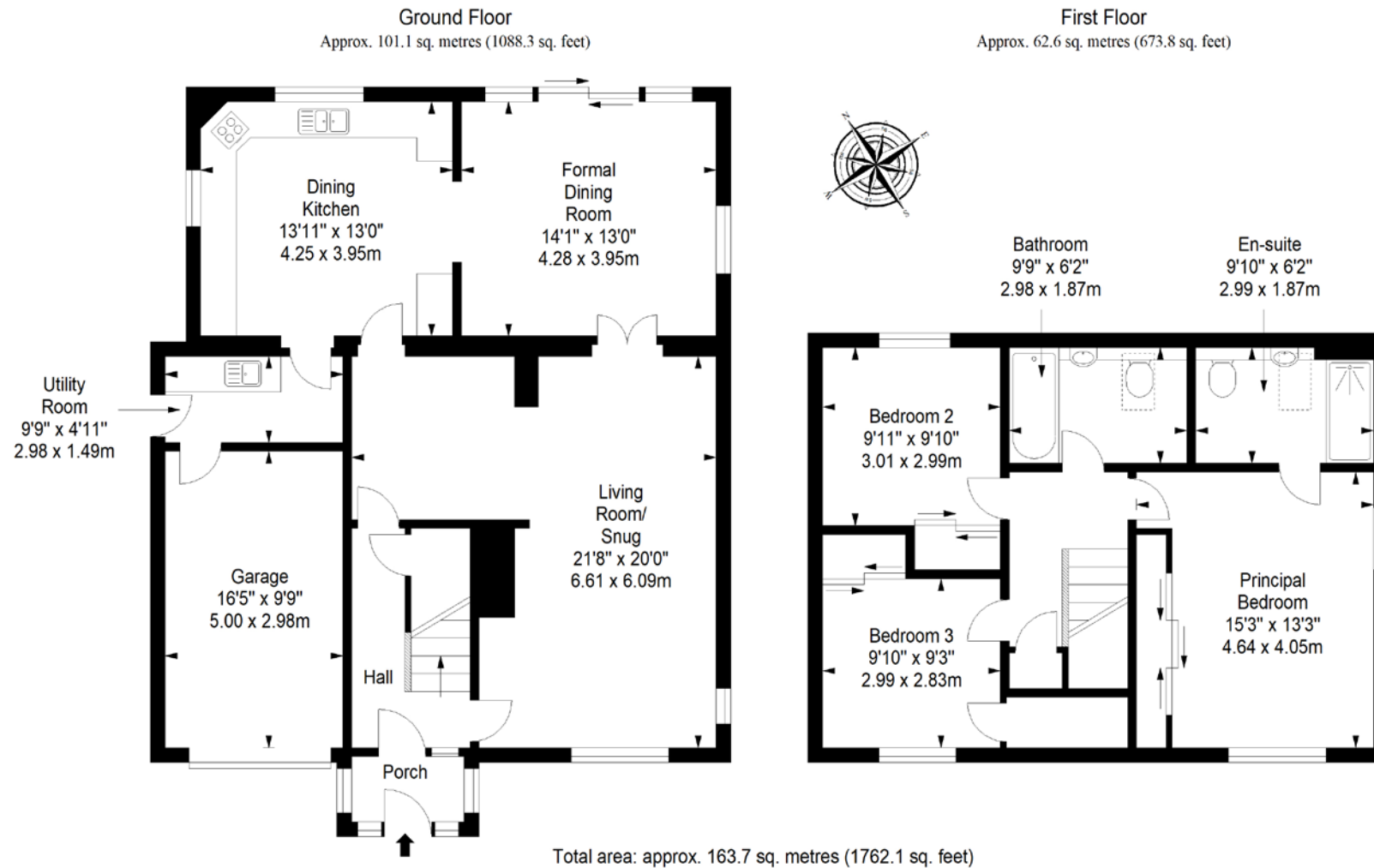


Innerleithen

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



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