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# 10 MILLWELL PARK

INNERLEITHEN, SCOTTISH BORDERS EH44 6JF



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# WELCOME TO

## TO MILLWELL PARK

This four-bedroom detached bungalow is nestled amongst leafy greenery on Innerleithen's outskirts, enjoying access to woodland one minute walk behind the house, leading to an extensive network of footpaths in the forest and beyond, and an easy walk from shops and the primary school. It enjoys an elevated position with well-maintained gardens, scenic views, and garage parking. The bright, well-proportioned interiors are perfectly presented in an understated contemporary style and meet the demands of family living with multiple bathrooms, superb storage, social open-plan living, and quiet space for remote working.



An airy vestibule and hall (with storage) lead into the living room, with durable wood-toned flooring running throughout. The living room instantly impresses, illuminated by wide sliding glass doors that face southeast and frame beautiful forest views. These doors open onto a raised seating area that leads to the gardens. A log burner set against bold accent décor adds warmth to the sitting area, which flows openly to the light-filled kitchen featuring space for seated dining. The ivory-white and wood-toned kitchen, with oak-style flooring, is arranged around a focal range cooker with a stainless-steel splashback and a hood. Ample workspace and storage are provided, integrated with a fridge freezer and a dishwasher, while an adjoining utility room (with external access) offers a discreet area for laundry appliances.







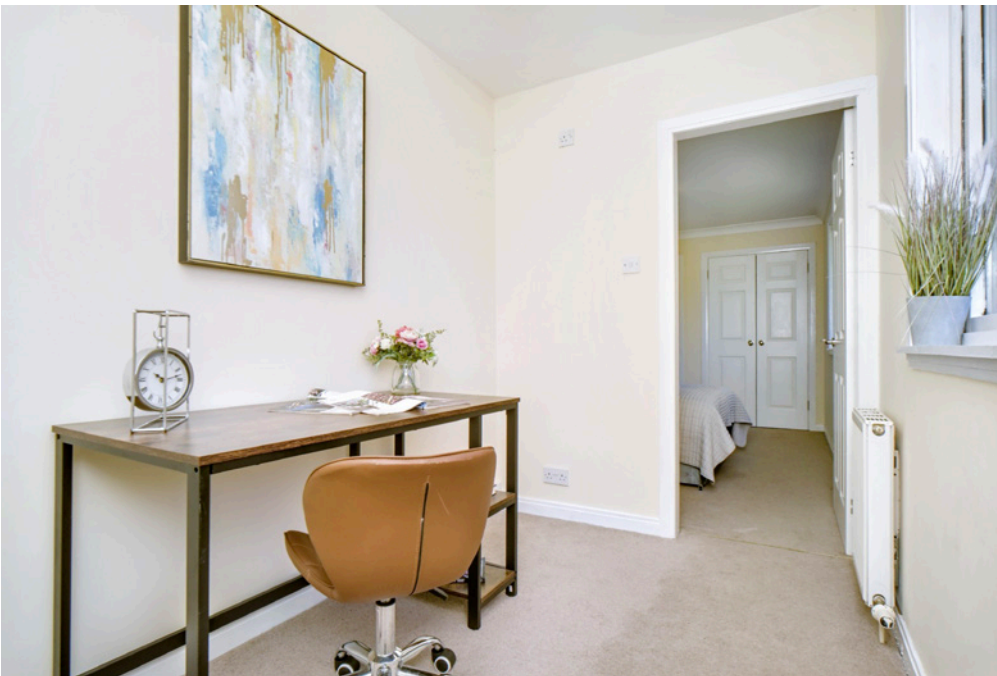






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SECOND BEDROOM SUITE WITH  
A DRESSING ROOM/STUDY





Four spacious, comfortably carpeted bedrooms (three with storage) are also found within the home. The principal bedroom includes double fitted wardrobes and an en-suite shower room. Another double bedroom features fitted wardrobes and a naturally lit dressing room/study. Finally, a family bathroom boasts a P-shaped bath with an overhead shower and plenty of vanity storage. Gas central heating and full double glazing ensure the home remains warm and efficient.

Outside, besides the elevated front terrace with a scenic outlook, there are neat, bordered lawns, an exceptionally secluded rear patio, and a log store. For private parking, there is a two-car driveway and an attached single garage.

Extras: The sale includes all fitted floor and window coverings, light fittings, and appliances.

## FEATURES

- Leafy country town setting with scenic elevated views
- Spacious and versatile contemporary interiors
- Detached single-storey family home
- Bright vestibule and hall with storage
- Southeast-facing living room with a log burner and open access to:
- Bright dining kitchen with a handy utility room
- Principal suite with storage and a shower room
- Second bedroom suite with a dressing room/study
- Two further bedrooms (one with storage)
- Family bathroom with shower-over-bath
- Attractive gardens, including sunny and secluded seating areas
- Private driveway and attached single garage
- Gas central heating and double glazing





# INNERLEITHEN

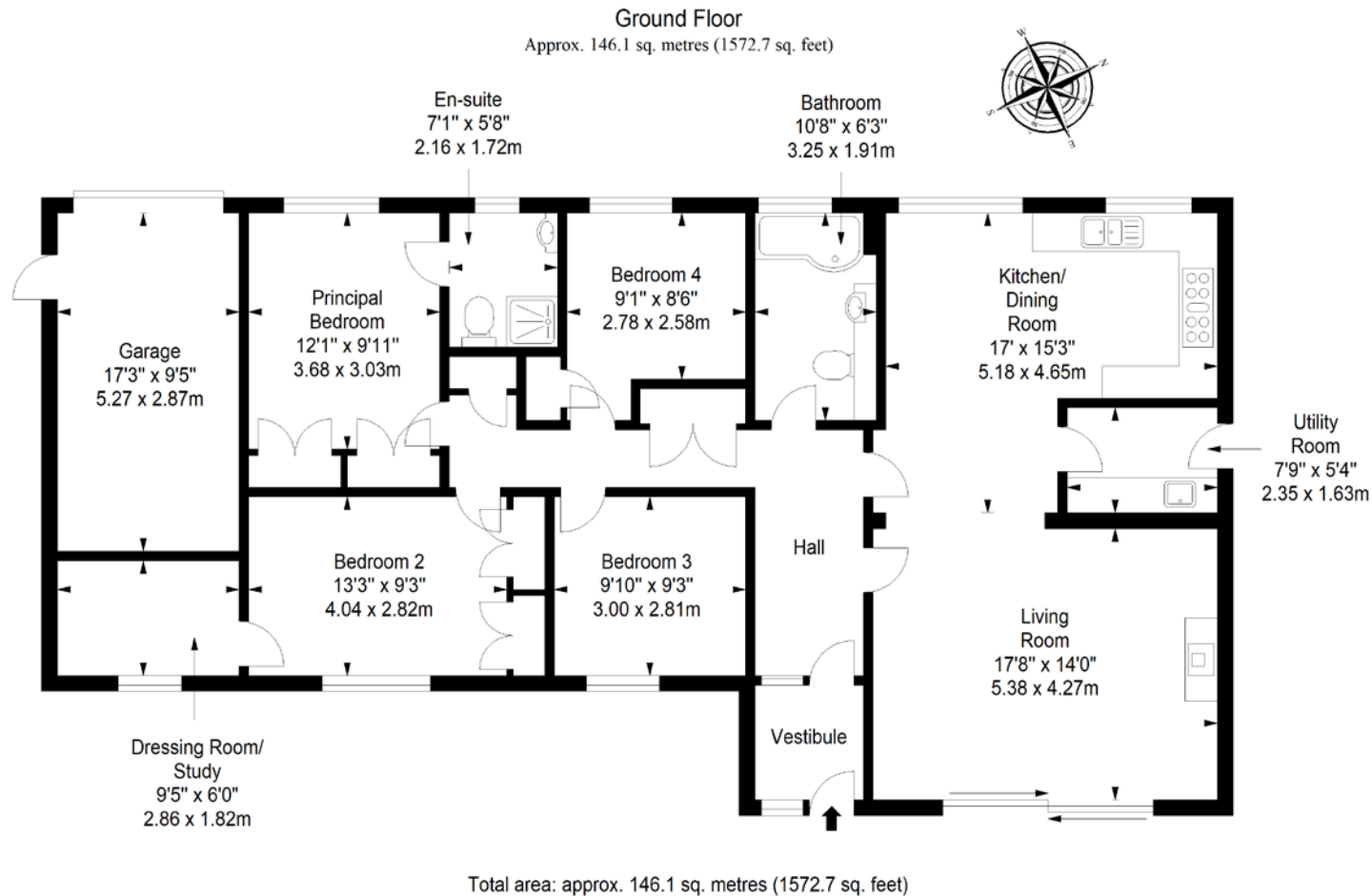
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## SCOTTISH BORDERS

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 contact centre, a health centre, 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 at St Ronan's Primary School, followed by secondary education at Peebles High School. 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 Borders Railway.



# FLOORPLAN



## Property Office:

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