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SOLICITORS & ESTATE AGENTS



35 TRAQUAIR ROAD

INNERLEITHEN, SCOTTISH BORDERS EH44 6PD



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WELCOME TO

35 TRAQUAIR ROAD, SCOTTISH BORDERS

Situated in Innerleithen, a small town nestled in picturesque countryside, this traditional two-bedroom lower villa is accompanied by a well-kept south-facing garden offering lovely views. There is also a garage and gated driveway for convenient private parking. The home retains its classic charm with high ceilings and decorative cornice work, complemented by tasteful modern additions and subtle décor. Thanks to its charming location, close to Peebles and just an hour's drive from Edinburgh, the villa will appeal to a wide demographic, from professionals and young families to downsizers and those seeking a rental or holiday-let opportunity.

An entrance vestibule provides access to a hall housing a deep cupboard for storage.



FEATURES

- Desirable country town address
- Traditional lower villa with period features
- Vestibule and hall with storage
- Bay-fronted living room with a living flame fire
- Sunny, well-appointed breakfast kitchen (with garden access)
- Two double bedrooms (one with storage)
- Bright, modern shower room
- Attractive south-facing garden with a shed and country views
- Gated private driveway and detached single garage
- Gas central heating and double glazing



BAY-FRONTED LIVING ROOM WITH A LIVING FLAME FIRE



Leading off the hall is a carpeted living room, extended and brightly illuminated by a bay window. It is centred around an inviting living flame fire and boasts an elegant display alcove and beautiful period cornicing.





THE KITCHEN

SUNNY, WELL-APPOINTED BREAKFAST KITCHEN (WITH GARDEN ACCESS)

Next door, the sunny, classically styled kitchen offers country views and is exceptionally well-appointed with storage and workspace, incorporating a seating peninsula for casual dining. There is an integrated oven and gas hob, an under-counter washing machine, and an upright fridge freezer. Rear external access to the garden is provided via a porch with pantry storage..







BEDROOMS

TWO DOUBLE BEDROOMS

The two double bedrooms on offer are softly carpeted for cosy comfort, and either could easily become a second reception room. One bedroom has built-in storage, while the other is quietly positioned to the rear.

" ONE BEDROOM HAS BUILT-IN
STORAGE, WHILE THE OTHER IS QUIETLY
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BRIGHT, MODERN SHOWER ROOM

Completing the accommodation is a bright, modern shower room with a WC-suite, vanity storage, and a walk-in shower. Gas central heating and full double glazing ensure warmth and efficiency in the home.

GARDENS & PARKING

ATTRACTIVE SOUTH-FACING GARDEN WITH A SHED AND COUNTRY VIEWS

Outside, to the south-facing rear, is a neatly maintained garden with a bordered lawn—a delightful spot to relax and enjoy views of the surrounding hills. In addition to the garden, the secure and gated rear plot includes a timber shed, a detached single garage, and additional parking.

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



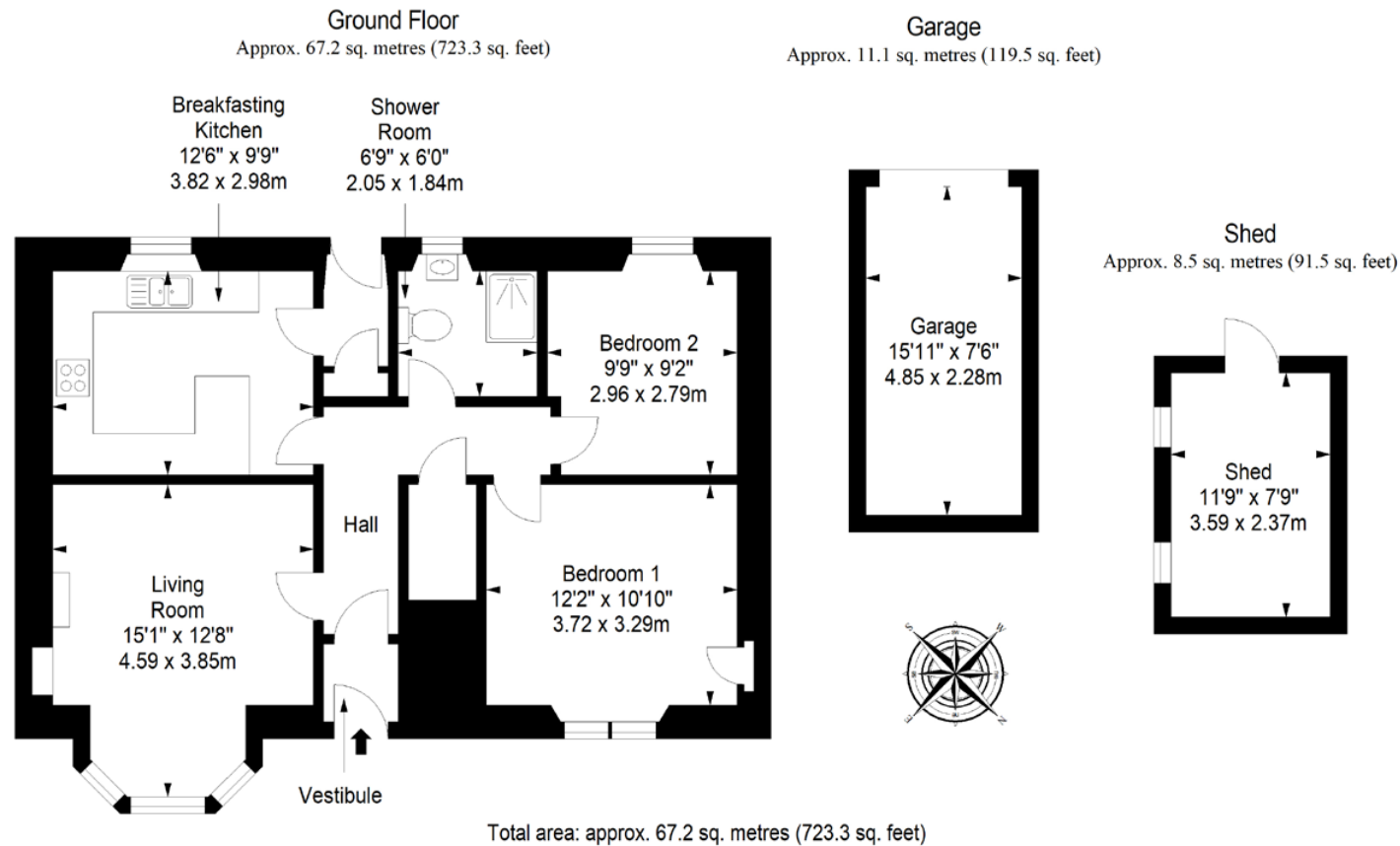


THE AREA

INNERLEITHEN, 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



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