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# 35 WAVERLEY PLACE

INNERLEITHEN, SCOTTISH BORDERS EH44 6QG



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# WELCOME TO

*35 WAVERLEY PLACE, SCOTTISH BORDERS*

Welcome to a spacious three-bedroom semi-detached house in Innerleithen, which is brought to market in move-in condition, enjoying neutrally decorated interiors finished to quality standards. The home further boasts two reception areas, a well-appointed kitchen and four-piece bathroom, and private residents' parking. It also has a fully-enclosed garden with a suntrap aspect.

A naturally-lit entrance porch welcomes you into the home, flowing through to a hall with two storage cupboards and a convenient WC.

## FEATURES

- Semi-detached house in move-in condition
- Desirable location in Innerleithen
- Neutral decoration throughout
- Naturally-lit entrance porch
- Hall with storage and a WC
- Southwest-facing living room
- Charming, suntrap conservatory
- Well-appointed dining kitchen
- Utility room with garden access
- Three spacious double bedrooms
- Modern four-piece bathroom
- Fully-enclosed garden to the rear and side
- Private residents' parking
- Gas central heating and double glazing





The hall's neutral décor and varnished wooden floorboards continue into the living room, providing new buyers with a beautiful aesthetic that is easy to style. The space is well-proportioned for comfy lounge furniture and it is brightly illuminated by a southwest-facing window, ensuring a cascade of light throughout the day. Furthermore, French doors extend from here into a charming conservatory for soaking up the sun and garden ambience.













# WELL-APPOINTED DINING KITCHEN

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Meanwhile, the dual-aspect dining kitchen offers plenty of room for a table and chairs. In addition, it is generously appointed with white cabinets topped with wood-style worktops and complementary splashback panels. It is an attractive design that adds to the light and airy environment. An electric range cooker and a dishwasher are included, along with a washing machine stored in a neighbouring utility room with garden access.







## BEDROOMS

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### *THREE SPACIOUS DOUBLE BEDROOMS*

On the first floor, the three bedrooms are all bright and spacious doubles which are enhanced by neutral decoration. The principal bedroom has the added benefit of dual-aspect windows and a fitted mirrored wardrobe providing generous clothes storage. The second bedroom also enjoys a dual aspect, as well as inspiring leafy views. The third bedroom, currently organised as an office, benefits from an open store space.







# BATHROOM

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## MODERN FOUR-PIECE BATHROOM

Finishing the accommodation is a modern four-piece bathroom, equipped with a storage-set washbasin, a hidden-cistern toilet, a bath with a handheld shower, and a separate shower cubicle. Gas central heating and double glazing ensure year-round comfort.







Outside, the home has a fully-enclosed garden that extends from the rear to the southerly-facing side. It features a lawn and a decked area for relaxing in the sun. There is also private residents' parking to the front, with the property having the benefit of two spaces.

Extras: all fitted floor and window coverings, light fittings, an electric range cooker, a dishwasher, a fridge, a washing machine, the garden sheds, and the hall's mirror to be included in the sale.





# THE AREA

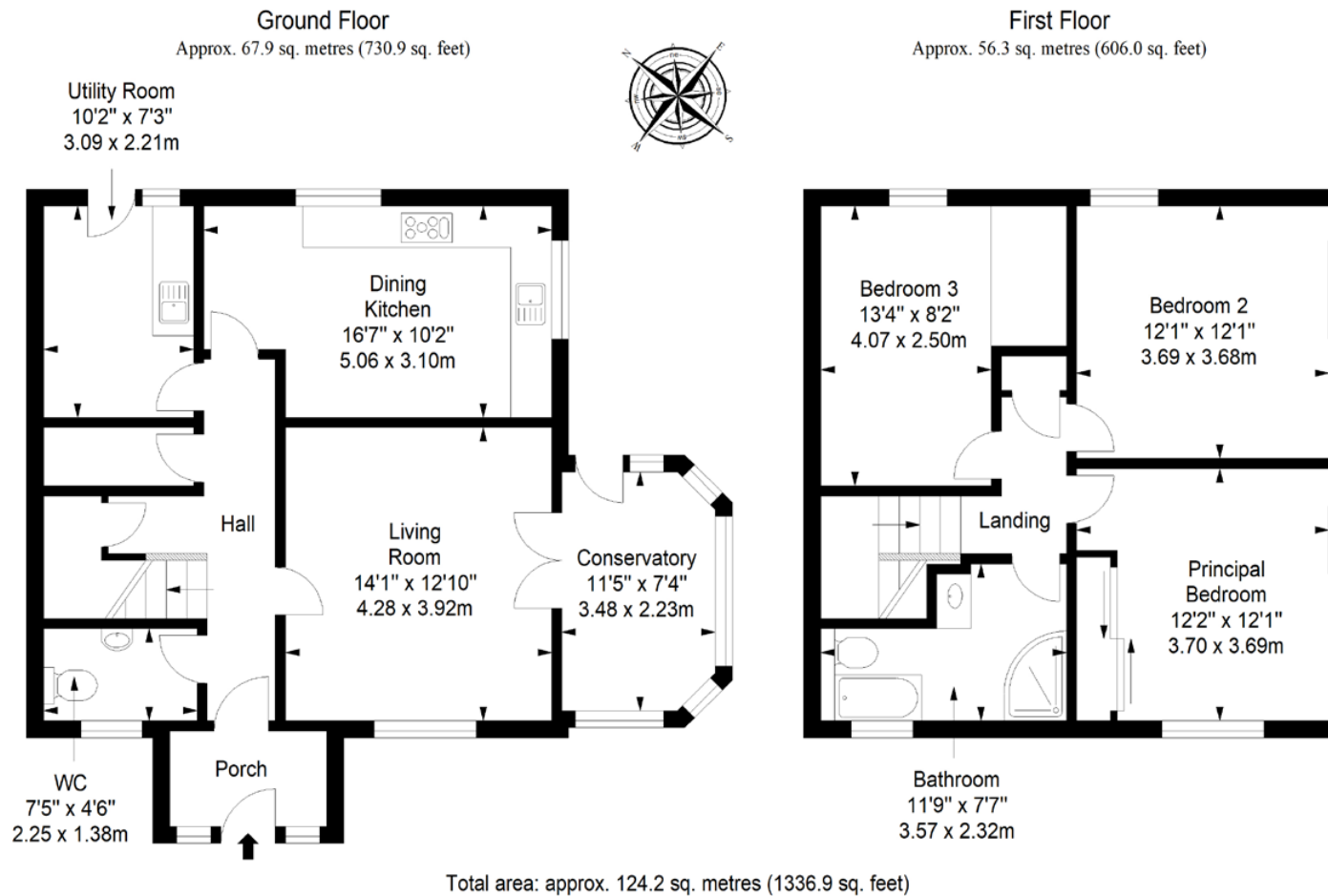
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## *INNERLEITHEN, SCOTTISH BORDERS*

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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