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WESTWOOD

PEEBLES ROAD, INNERLEITHEN, SCOTTISH BORDERS, EH44 6QY



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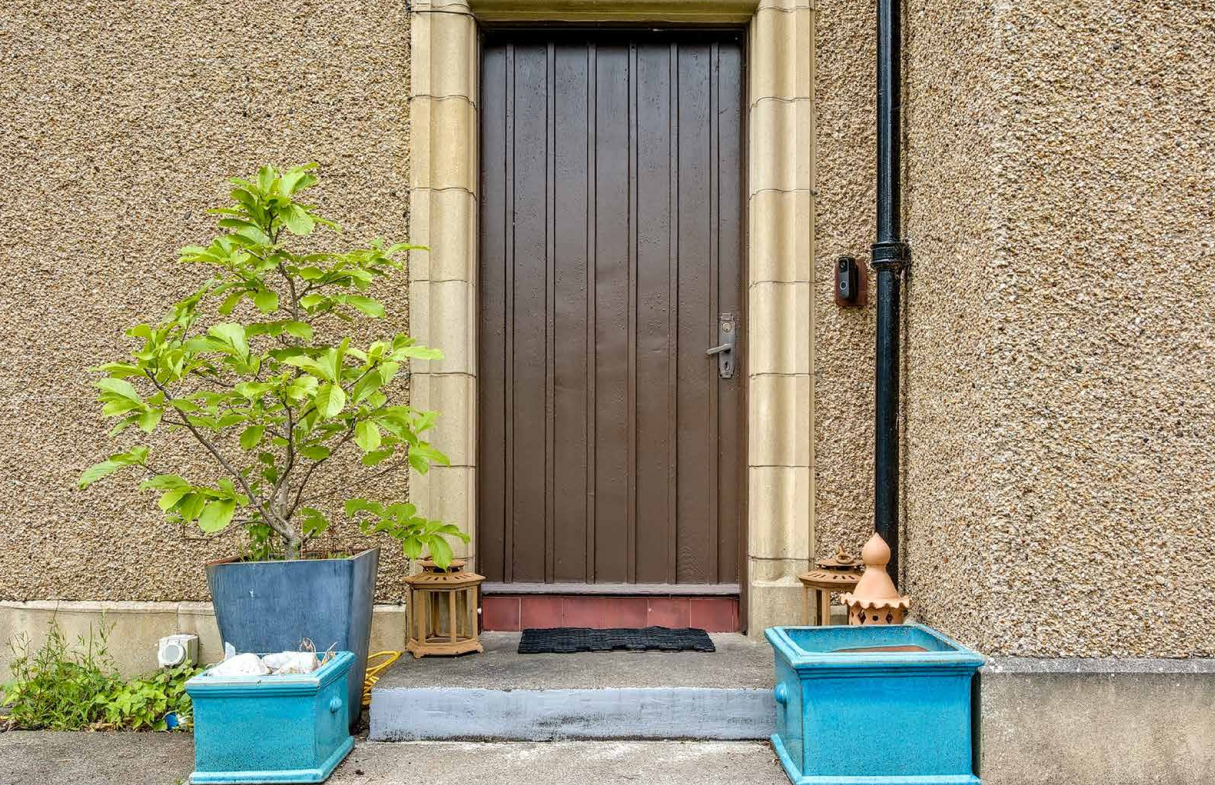
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WELCOME TO

WESTWOOD

Situated in the town of Innerleithen, this spacious detached house offers excellent amenities and bus links within easy reach, with a local convenience store also within walking distance. The residence features four bedrooms, two reception rooms, a breakfasting kitchen, a versatile floored attic and three bathrooms. The house is well presented with modern interiors and is complemented by established gardens and two paved driveways.

An entrance vestibule welcomes you into the property and leads through to a carpeted hallway with a guest WC and storage cupboard. On your right, you step into the dining room, featuring neutral décor and narrow width, finished and exposed wood flooring, an inviting aesthetic that allows new buyers to add their personal touch.



FEATURES

- Detached house in Innerleithen
- Excellent location near shops, parks and bus links
- Entrance hall with WC and storage
- Sunny dual-aspect living room with fireplace
- Sun-filled, spacious dining room
- Breakfasting kitchen with utility room
- Landing with storage
- Southeast-facing main bedroom with en-suite and two fitted wardrobes
- Three more spacious bedrooms with fitted wardrobes
- Flexible floored attic
- Three-piece shower room with towel warmer
- Second shower room
- Generous wrap-around lawned gardens
- Private multi-car driveway and timber garage parking
- Gas central heating and double glazing





The dining area is bathed in ample natural light from three southeast-facing windows, which overlook the well-kept lawned front garden. An archway connects the dining room to a fitted breakfasting kitchen, creating a semi-open plan layout.

The breakfasting kitchen enjoys a range of cabinets, finished in wood-inspired tones, topped with granite-effect worktops, splashback tiles, and integrated appliances comprising a gas hob, an oven, and extractor hood. Situated adjacent is the utility room (with external access), which provides space for freestanding and under-counter appliances, including a washing machine, tumble dryer, and Bosch dishwasher.

Further along the hallway is a softly carpeted living room, where plenty of space is provided for various layouts of lounge furniture, all arranged around a warming open fire (with a fireguard) nestled under a wood mantel, which doubles as a TV stand. The room is presented in light hues and enjoys two sun-facing windows, flooding the room with sunny natural light.





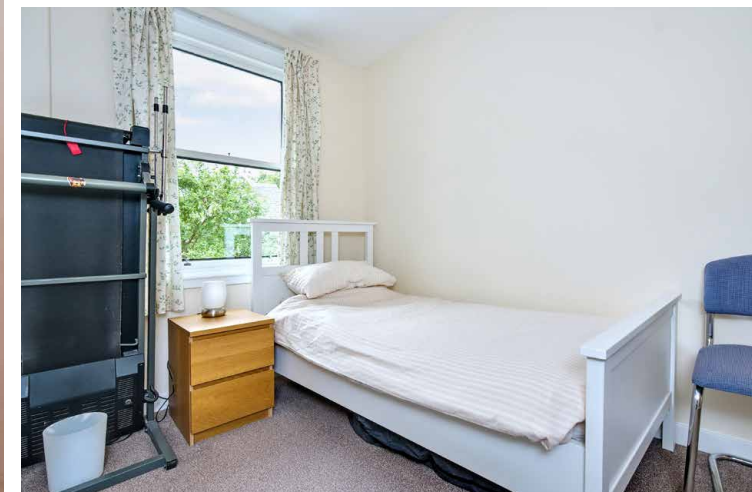
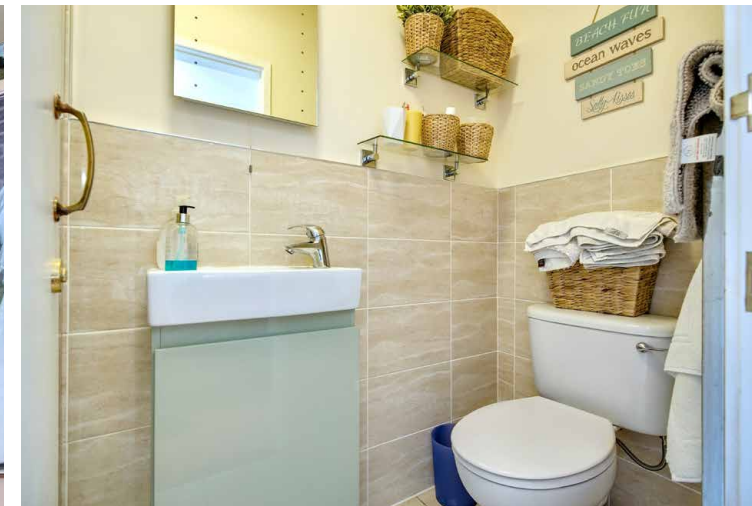


BEDROOMS

AND BATHROOMS

Upstairs, a spacious landing (with the attic ladder) leads to four spacious bedrooms and a shower room. The generously sized, southeast-facing principal bedroom features an en-suite shower room, complete with a WC, basin, shower enclosure, and vanity storage. There are three further bedrooms, two doubles and a versatile single, with two enjoying a sunny aspect. Additionally, there is a spacious floored attic with ladder access. Completing the accommodation is a three-piece shower room with a wall-hung WC, basin, a walk-in shower, fitted storage, and an illuminated mirror, as well as a ground-floor shower room with a basin, a WC and a towel radiator.

Finally, the home is kept warm by a gas central heating system and benefits from double-glazed windows throughout.









Outside, Westwood features expansive, wrap-around private gardens with well-maintained lawns, a greenhouse, a potting shed, three storage sheds, and a tarmac drive that runs up the side and to the front of the house, accommodating multiple vehicles and a wooden garage.

Extras: All fitted floor and window coverings, light fittings and integrated/freestanding kitchen appliances are included in the sale.



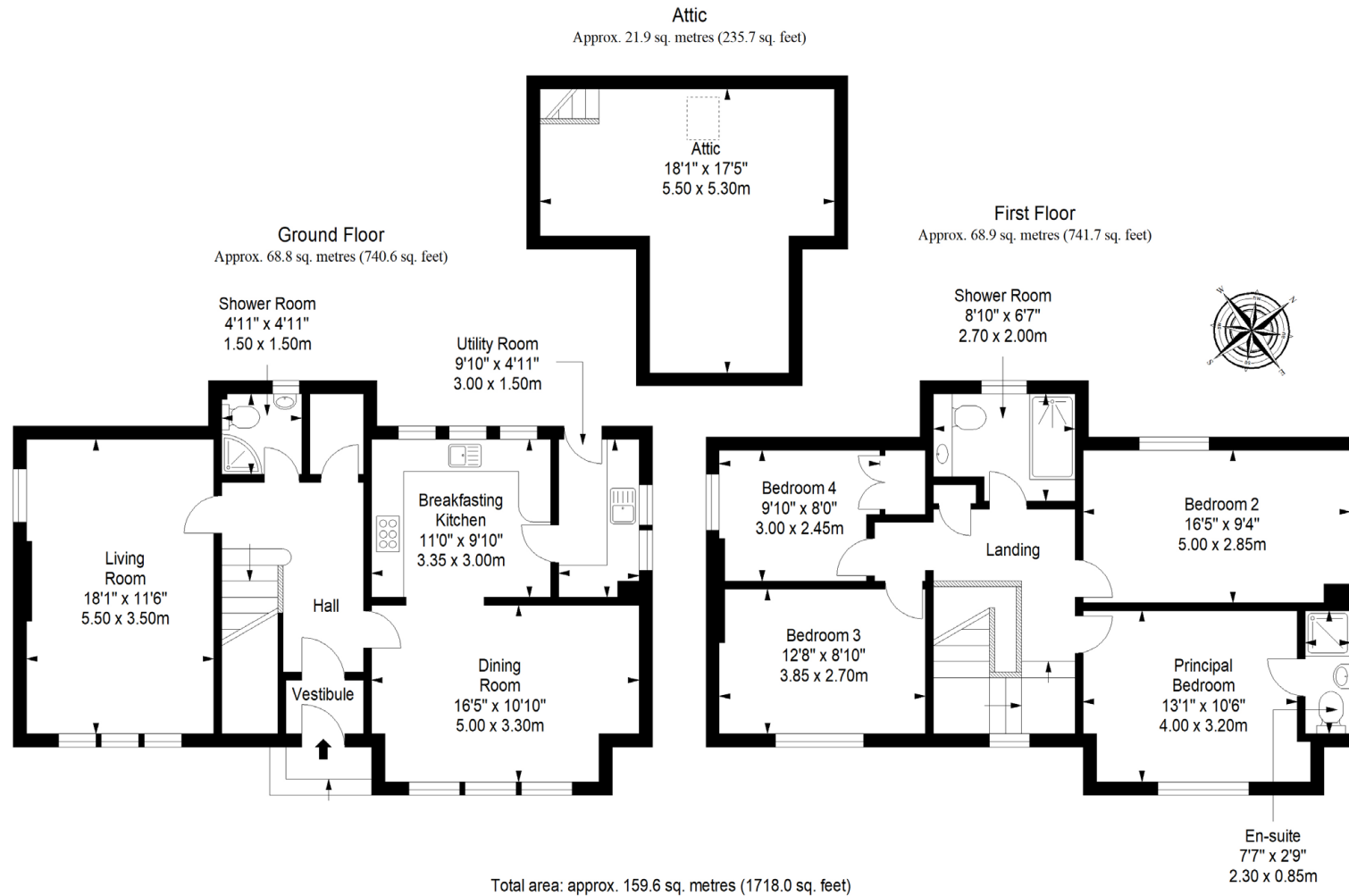


THE AREA

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, 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 offer endless opportunities for outdoor pursuits, including fishing, walking, and cycling. Nearby Glentress Forest Park features 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 reopened Borders Railway.

FLOORPLAN



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