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9 ST RONAN'S WAY

INNERLEITHEN, SCOTTISH BORDERS EH44 6RG



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WELCOME TO

9 ST RONAN'S WAY, INNERLEITHEN

Offering spacious and flexible, family orientated accommodation over two floors, this detached house in Innerleithen accommodates four bedrooms, a large living room, an open-plan kitchen/snug/dining room, a conservatory, and two shower rooms (plus a separate WC), as well as a large mature garden with a garden room, a detached double garage, and a private driveway.

You are welcomed into the home by a practical entrance vestibule with space for coat and shoe storage, flowing through to a bright reception hall where the property's stylish, modern interiors are immediately introduced with neutral décor and a fitted carpet. Descending a staircase to the garden level, you reach the open-plan kitchen, dining room, and snug, creating a sociable open space for everyday family life and entertaining alike. The kitchen is beautifully appointed with a wide range of attractive grey wall and base cabinets, spacious oak worktops, and a Belfast sink. A Rangemaster cooker is neatly housed within the cabinets and paired with a stainless-steel splashback and extractor hood, whilst integrated appliances comprise a fridge/freezer and a dishwasher. There is ample space for a large dining table and chairs alongside a cosy snug area, and the kitchen is supplemented by built-in storage and a utility room (with external access), with the latter housing additional cabinetry, workspace, space for a washing machine, and a WC. A light-filled, fully glazed conservatory is accessed from the kitchen and opens out onto a terrace in the rear garden. Also connected to the kitchen via double doors is a living room, filled with morning sun through east-facing French doors opening onto the garden and occupying a spacious footprint for a choice of lounge furniture layouts. The neutrally decorated, carpeted reception room also features a warming log-burning stove.

Back on the upper floor, you will find the home's four well-proportioned bedrooms, all continuing the attractive presentation of the preceding accommodation with tasteful décor and fitted carpets for optimum comfort underfoot.





All four double bedrooms are supplemented by built-in wardrobes, including the principal, which also boasts an en-suite comprising a walk-in enclosure with a rainfall showerhead and handset, a vanity unit with a basin inset, a WC, and a towel radiator. A separate shower room completes the accommodation on offer and also features a walk-in cubicle with a rainfall shower, a basin set into a vanity unit, a WC, and a towel warmer. The home is kept warm by a gas central heating system and benefits from double-glazed windows.

Externally, the house is perfectly complemented by a large, mature rear garden, enjoying an east-facing aspect and boasting a spacious lawn, a wealth of established leafy trees and shrubbery, colourful planting, a patio, and a raised terrace (with an electric awning) for outdoor dining furniture. There is also a garden room with light, power, and heating, offering excellent versatility and options for use. Excellent private parking is provided by a detached double garage and a driveway.

Extras: All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances will be included in the sale.

FEATURES

- Generous detached house in Innerleithen
- Beautifully presented, modern interiors
- Entrance vestibule and reception hall
- Large living room with log-burning stove
- Open-plan kitchen/snug/dining room and utility room with WC
- Versatile conservatory with garden access
- Four double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate shower room
- Large, mature garden with garden room
- Detached double garage and multi-car driveway
- Gas central heating and double glazing







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FOUR DOUBLE BEDROOMS WITH
BUILT-IN WARDROBES, ONE EN-
SUITE SHOWER ROOM AND A
SEPARATE SHOWER ROOM



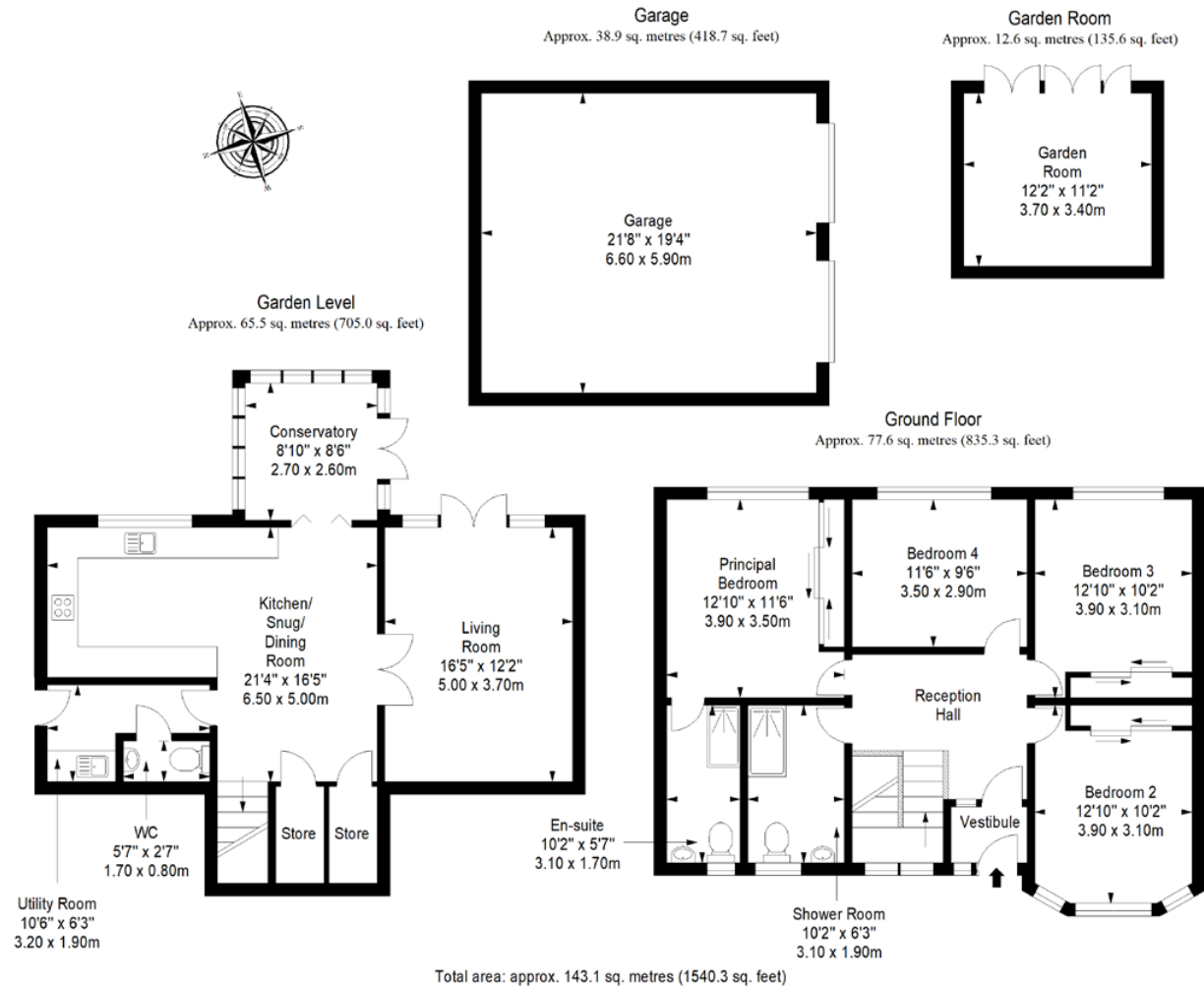


THE AREA

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



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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