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SOLICITORS & ESTATE AGENTS



20 NURSERY PARK

INNERLEITHEN, SCOTTISH BORDERS EH44 6JB



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WELCOME TO

20 NURSERY PARK

Set within a quiet cul-de-sac in Innerleithen and surrounded by the picturesque hills, this detached bungalow offers easily manageable single-storey accommodation, including three bedrooms, two reception rooms, a breakfasting kitchen, a shower room, and a separate WC. Externally, it is accompanied by lovely front and rear gardens, an attached single garage, and a private driveway. Although the home would benefit from a degree of modernisation, it offers the new owner an exciting blank canvas to put their own stamp on.

The main door is tucked to the side of the property and opens into an entrance vestibule with built-in storage, flowing through to a hallway with a WC. To the left of the hall lies a generous reception room, spanning the entire width of the property and offering excellent flexibility for arrangements of lounge and dining furniture. The room is filled with natural light through a large front-facing window and features a homely fireplace. In the neighbouring kitchen, which has garden access, wall and base cabinets are accompanied by spacious worktops and splashback tiling, whilst an oven and hob are integrated. Provision is also made for undercounter appliances, and a fitted table creates the perfect space for morning coffee and casual meals.







The home's three bedrooms are well-proportioned and accompanied by excellent built-in/fitted storage, with the principal also featuring French doors opening into an adjoining conservatory – a flexible space (with garden access) that can be used in a number of ways by the new owner. Finally, a shower room completes the accommodation on offer and comprises a walk-in enclosure, a basin set into a vanity unit, a WC, and a storage cupboard. The home is kept warm by a gas central heating system and benefits from double-glazed windows.

Externally, the property is supplemented by a predominantly lawned front garden with leafy shrubbery, and a mature rear garden with a spacious lawn, a patio, and a charming bridge leading across the river to a section with mature trees and shrubbery. Excellent private parking is provided by an attached single garage and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. The freestanding kitchen appliances can also be included if desired, and some furniture is available by separate negotiation.

FEATURES

- Detached bungalow in Innerleithen
- Vestibule with storage and hall with WC
- Generous living/dining room
- Breakfasting kitchen with garden access
- Three bedrooms with built-in/fitted storage
- Versatile conservatory
- Bright shower room
- Mature front and rear gardens
- Attached single garage and multi-car driveway
- Gas central heating and double glazing







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FEATURING FRENCH
DOORS OPENING INTO
A CONSERVATORY WITH
GARDEN ACCESS.



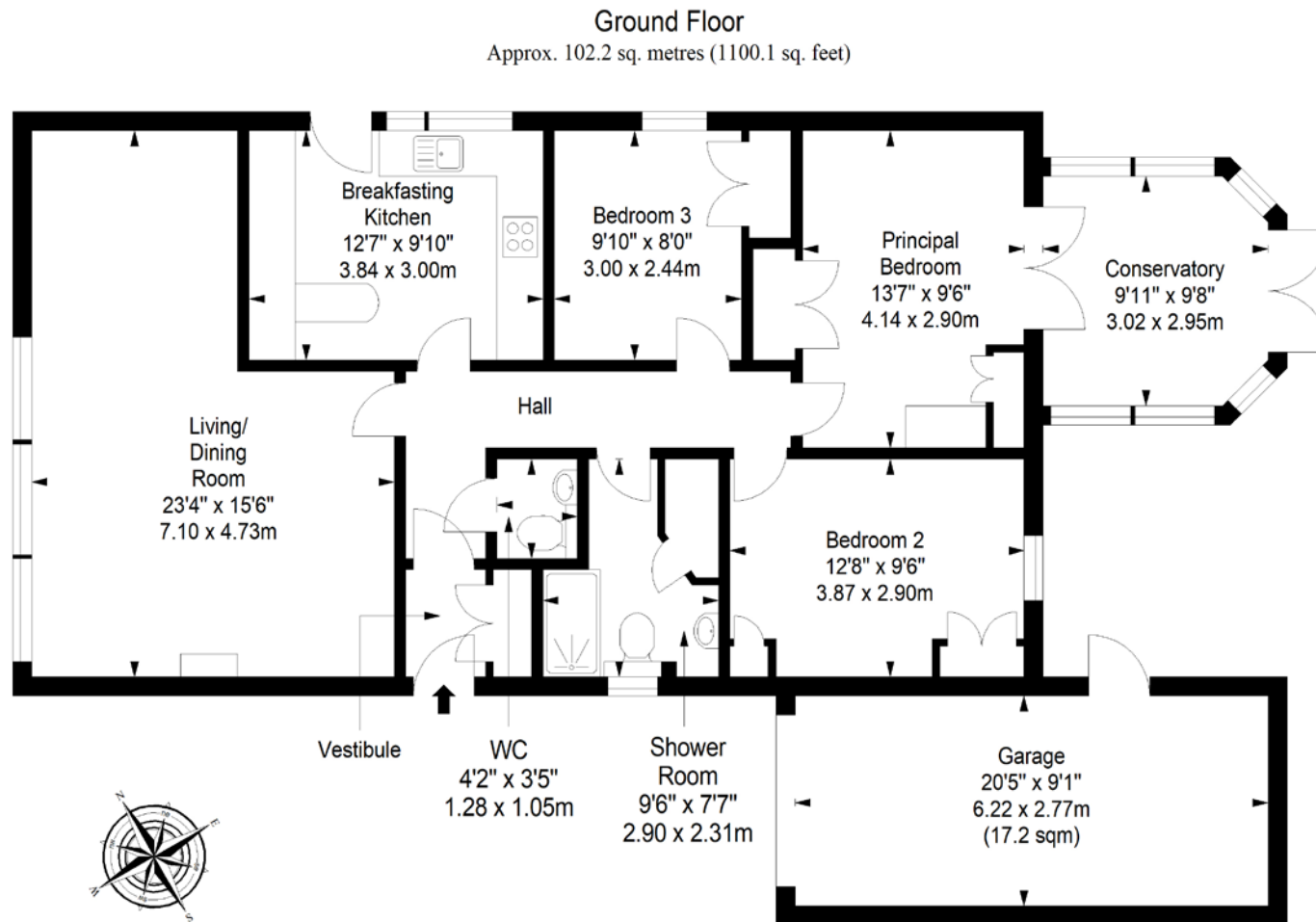


THE AREA

INNERLEITHEN

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



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

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