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SOLICITORS & ESTATE AGENTS



WELCOME TO 4 CHURCH STREET

INNERLEITHEN, SCOTTISH BORDERS EH44 6JA



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WELCOME TO

4 CHURCH STREET

Introducing a main-door upper villa with a sociable open-plan reception area and well-appointed kitchen, two double bedrooms, and a quality shower room. Enjoying lightly decorated interiors and a sunny aspect, this charming home is an excellent residence that will appeal to those seeking a picturesque Borders' lifestyle just an hour's drive from Edinburgh city centre. The property is set on a quiet cul-de-sac in Innerleithen, enjoying inspiring hillside views. It also benefits from a private garden.



THE HIGHLIGHTS

- Charming upper villa in Innerleithen
- Lightly decorated interiors
- Delightful hillside and leafy views
- Private main-door entrance to first-floor hall
- Open-plan kitchen/living/dining room
- Two double bedrooms (one with storage)
- 3pc shower room with easy-accessible shower
- Private garden area and shared drying green
- Unrestricted on-street parking
- Gas central heating and double glazing





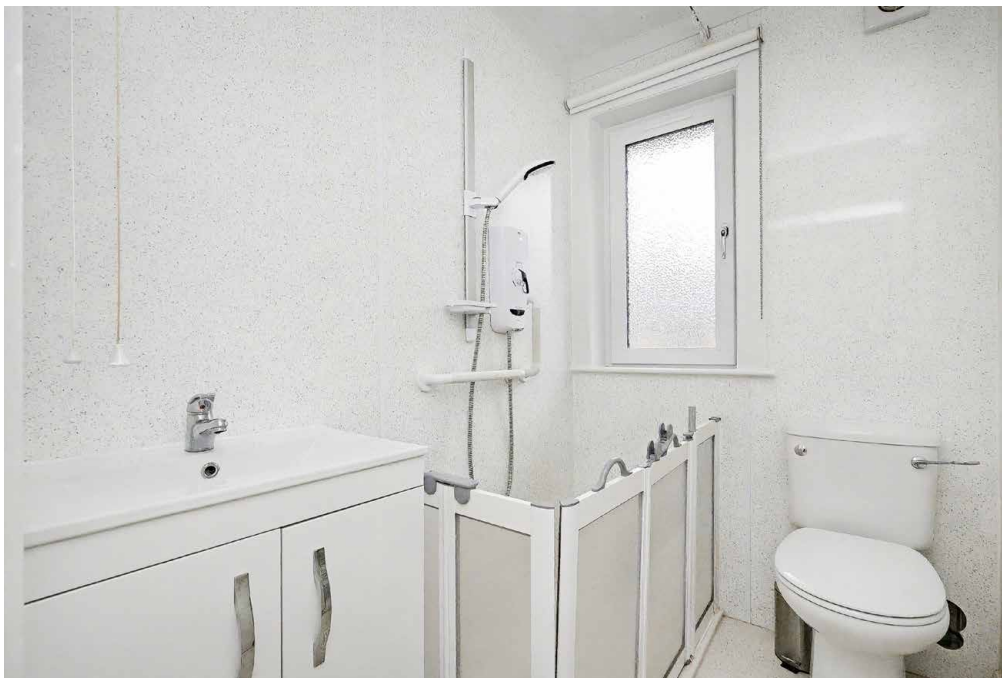
TAKE A LOOK AROUND

The home's private front door is at ground level, opening to a staircase that rises to the first-floor hall. Directly ahead is the open-plan kitchen, living and dining room, which captures all-day sun thanks to dual-aspect windows to the south and north. This lovely space is further enhanced by crisp white décor and a wood-toned floor, ensuring an ideal aesthetic for new buyers. It has plenty of floorspace for lounge and dining furniture, and the kitchen is neatly zoned, coming generously appointed with base and wall cabinets and ample worksurface space. An oven, gas hob, and extractor hood are integrated, with space for a freestanding fridge/freezer, and a washing machine.

Meanwhile, the two bedrooms are both well-proportioned doubles with delightful hillside and leafy views. The south-facing principal bedroom also features built-in storage and wooden floorboards. The second bedroom, on the other hand, is presented in crisp white and with a wood-style floor. A bright shower room, enveloped in easy-to-clean wet walling, completes the accommodation. It has a three-piece suite and an easily accessible walk-in shower. Gas central heating and double glazing ensure a comfortable home all year round.







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A PRIVATE GARDEN AREA
TO THE REAR THAT ENJOYS
VIEWS OF THE LEAFY
SURROUNDINGS





TOUR THE GROUNDS

Outside, the property has the benefit of a private garden area to the rear that enjoys views of the leafy surroundings. It also has a shared drying green as well. Parking in the area is on street and unrestricted.

THE DETAILS

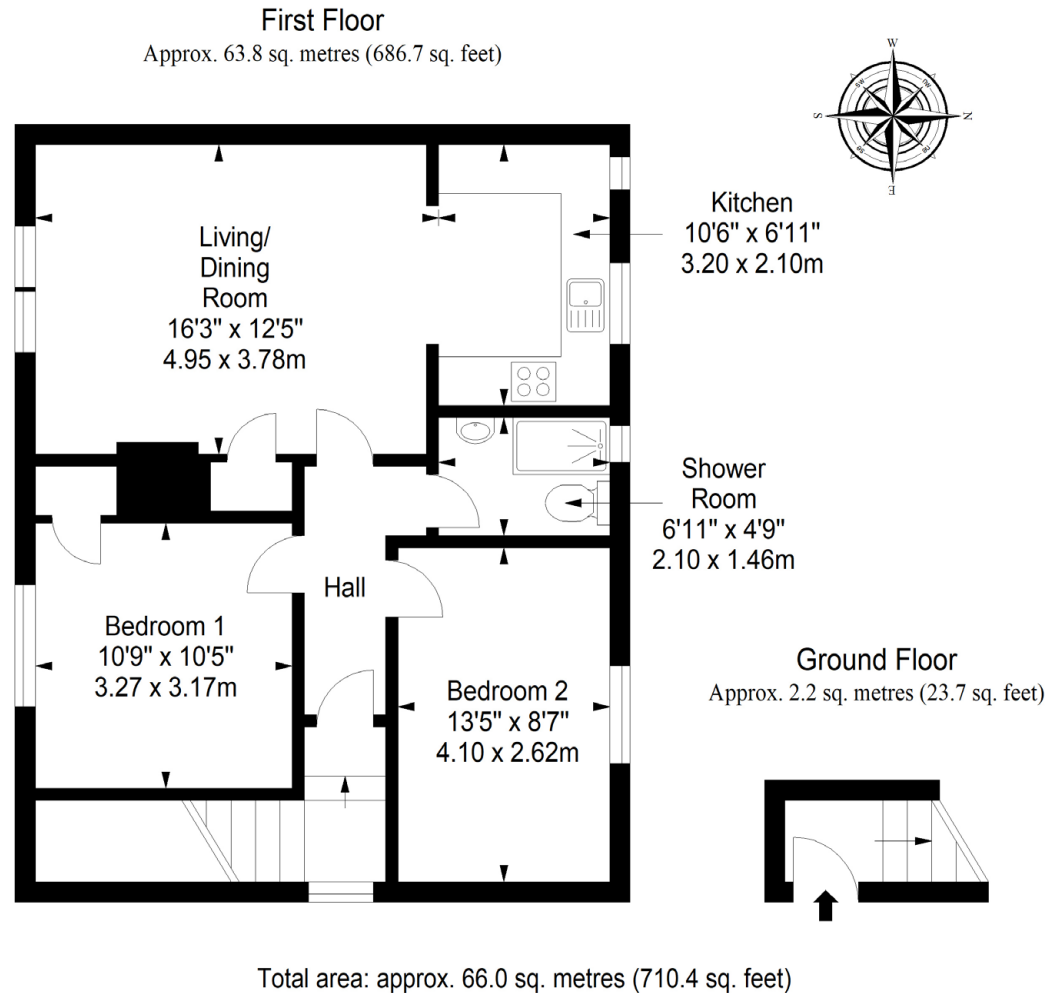
All fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

TELL US ABOUT

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



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