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29 WAVERLEY PLACE

INNERLEITHEN, SCOTTISH BORDERS EH44 6QG



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WELCOME TO

29 WAVERLEY PLACE

This two-bedroom ground-floor flat is a charming residence that is attractively presented throughout, offering bright and airy accommodation. It benefits from a spacious kitchen and modern shower room, as well as a family-friendly communal garden. The property will have broad appeal to anyone seeking a relaxed lifestyle in the idyllic Scottish Borders town of Innerleithen. Set within strolling distance of the High Street, it has a convenient location close to excellent amenities and transport links. The local primary school is also in easy reach and homeowners have easy access to green spaces and the surrounding countryside, ensuring lots of picturesque walks and outdoor adventures.



THE HIGHLIGHTS

- A charming ground-floor flat
- In the picturesque town of Innerleithen
- Light interior decoration throughout
- Living room with dual-aspect windows
- Well-appointed breakfasting kitchen
- Two double bedrooms
- Modern three-piece shower room
- Enclosed communal garden laid to lawn
- Unrestricted on-street parking
- Gas central heating and double glazing





TAKE A LOOK AROUND

Accessed via a secure communal entrance, the flat's front door opens into the breakfasting kitchen, flowing through a central hall to the living room. This lovely reception area accommodates comfy lounge furniture and it is brightly illuminated by dual-aspect windows to the southeast and northeast. Light décor and a floral accent wall elevate the space even further, creating a delightful setting for unwinding and socialising. Back in the kitchen, cream-coloured cabinets and wood-toned worktops offer ample storage and worksurface space. There is also plenty of room for a table and chairs for morning coffee and casual meals. In addition, it comes with further built-in storage and a freestanding electric cooker.

BEDROOM & BATHROOM

The two double bedrooms are both decorated with a tasteful accent wall set against a neutral backdrop and complementary carpeting. Both rooms are well proportioned for bedside furniture as well. A bright shower room with a modern three-piece suite completes the accommodation on offer. Gas central heating and double glazing ensure year-round comfort.







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TWO DOUBLE BEDROOMS
& A MODERN THREE-PIECE
SHOWER ROOM





TOUR THE GROUNDS

The communal garden is carefully maintained and laid to lawn, providing an enclosed space for summer enjoyment. It also has shared drying facilities as well. A parking bay in front of the property provides unrestricted on-street parking.

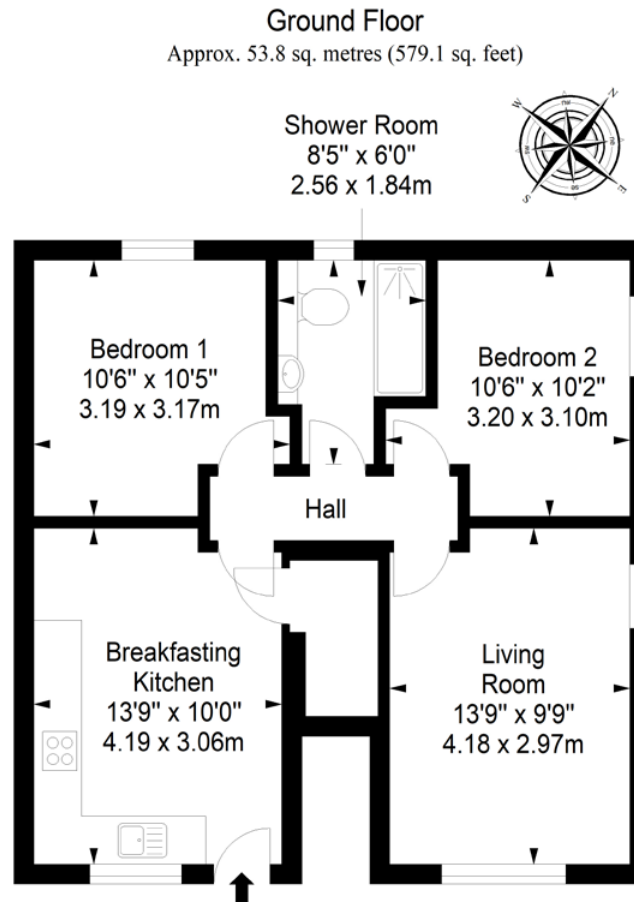
THE DETAILS

All fitted floor and window coverings, light fittings, and an electric cooker are 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



Total area: approx. 53.8 sq. metres (579.1 sq. feet)

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