



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



19 HIGH STREET

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INNERLEITHEN, SCOTTISH BORDERS EH44 6HA



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# WELCOME TO

## 19 HIGH STREET

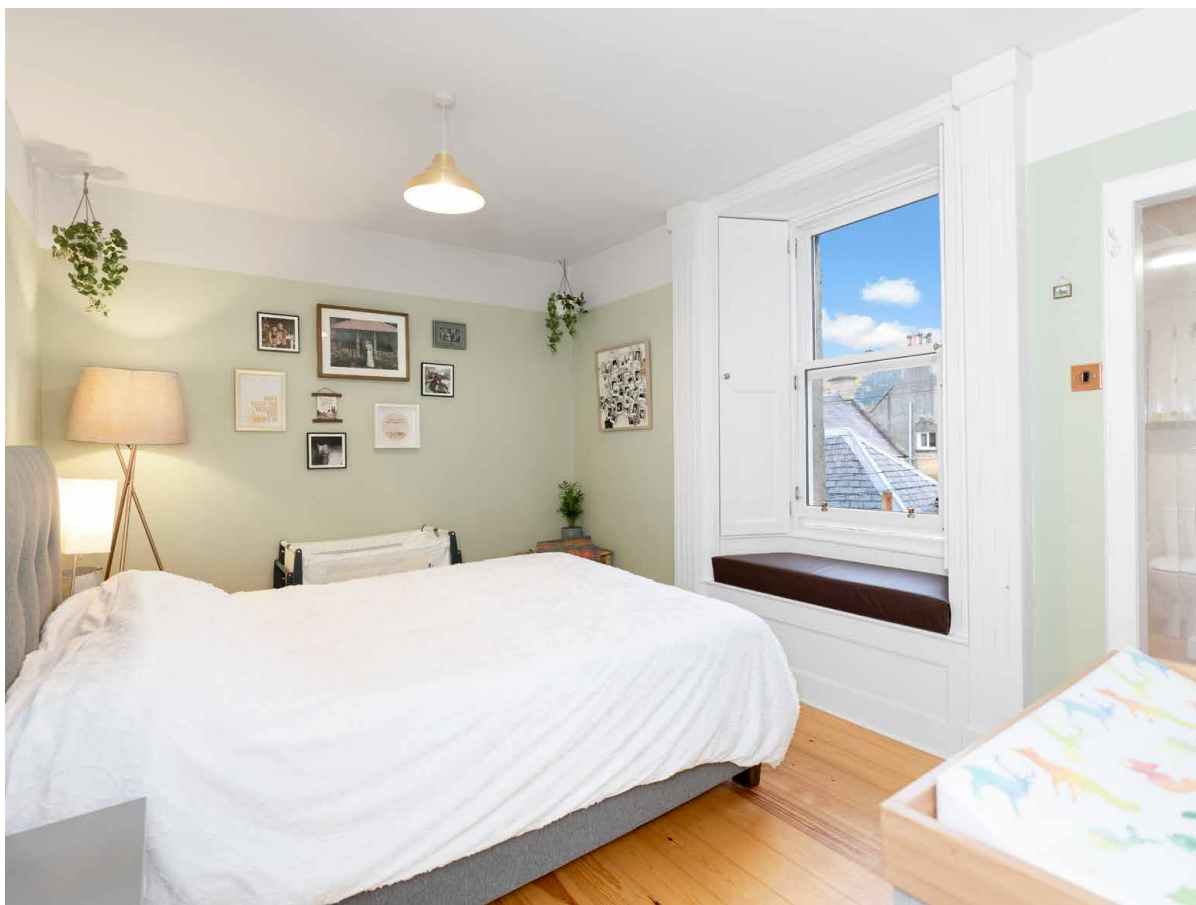
This main-door four-bedroom double-upper flat forms part of a handsome traditional building in the Heart of Innerleithen just a stone's throw from the town's fantastic amenities. It offers a townhouse feel with spacious, light-filled rooms which are beautifully styled to complement the home's historic character, whilst maintaining modern sensibilities. It further boasts a premium dining kitchen, family shower room and en-suite, as well as delightful views of the Tweed Valley hills, and a southeast-facing garden set beside the tranquil Mill Lade stream - inspiring backdrops to admire.



## THE HIGHLIGHTS

- Traditional main-door double-upper flat with stylish interiors
- Part of the Innerleithen conservation area
- Southeast-facing garden backed by a stream
- Original tiled vestibule and traditional hall
- Spacious living room with a log-burning stove
- Beautiful, Shaker-inspired dining kitchen
- Four double bedrooms (two with built-in wardrobes)
- Luxurious three-piece en-suite bathroom
- Modern three-piece family shower room
- On-street parking available to the front





## TAKE A LOOK AROUND

The home's private front door opens to a vestibule with original Victorian-era floor tiles. It flows into a hall, where there is rear garden access and a traditional (wide) spiral staircase leading up to the first-floor accommodation. It is an exceptional introduction that has generous storage potential. In the living room (on the first floor), white décor and wooden floorboards create an elegant and inviting aesthetic. It is further enhanced by a stunning mural of the Tweed Valley and an olive-toned accent wall which frames a generous log-burning stove and stone surround for cosy evenings in. An open Edinburgh Press adds the finishing touch, providing space for treasured display items.

Meanwhile, the dining kitchen has a sophisticated aesthetic, pairing Shaker-style cabinets in dove grey with chunky wooden worktops. It provides room for a table and chairs, under-unit lighting, and freestanding appliances as well (gas cooker, fridge/freezer, and washing machine). Also on this floor, there are two spacious double bedrooms laid with varnished wooden floorboards. These include the large principal suite which is finished in olive tones alongside white detailing. This bedroom also enjoys a charming window seat and a luxurious en-suite bathroom, equipped with a double-ended bath and overhead shower. The other bedroom, tastefully decorated as a children's room, comes equipped with bespoke craftsman-made floor-to-ceiling fitted wardrobes and fitted chest of drawers. Finishing this level is a modern three-piece family shower room.



## HEAD ON UP

On the second floor, a naturally-lit landing (with an airing cupboard) leads to two further double bedrooms which echo the high standards found throughout. Both rooms have spacious footprints, attractive decoration, and southeast-facing aspects. One also comes with a built-in wardrobe. The property has gas central heating and double glazing (including modern sash-and-case windows and bespoke shutters to select rooms), except in bedroom 3 and the second-floor landing's skylight which are single glazed.





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FOUR DOUBLE BEDROOMS  
(TWO WITH BUILT-IN WARDROBES)





## TOUR THE GROUNDS

Externally, the home has a large rear garden which is enclosed and predominantly laid to lawn. Dotted with mature plants and trees and backed by the trickling stream, it is a natural haven that offers peace, tranquillity, and a lot of sun. A wood store, a pagoda, and two sheds (one with electricity) are included as well. On-street parking is also available to the front of the property.

## THE DETAILS

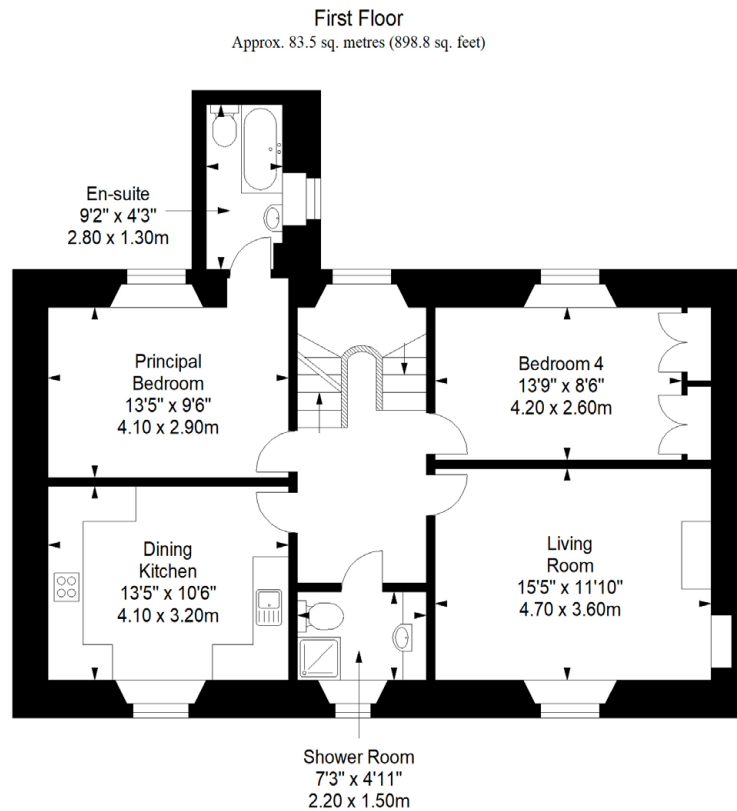
Extras: All fitted floor and window coverings, light fittings, gas cooker, fridge/freezer, and washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## TELL US ABOUT

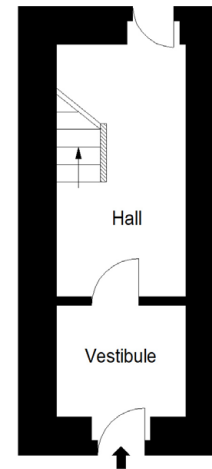
### INNERLEITHEN

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 a 25 minute drive to Gorebridge and a 25 minute train journey from there will connect you to the capital in roughly 50 minutes. Nearby Galashiels – located 20 minutes' drive from Innerleithen – also provides fast and frequent rail connections as part of the Borders Railway.

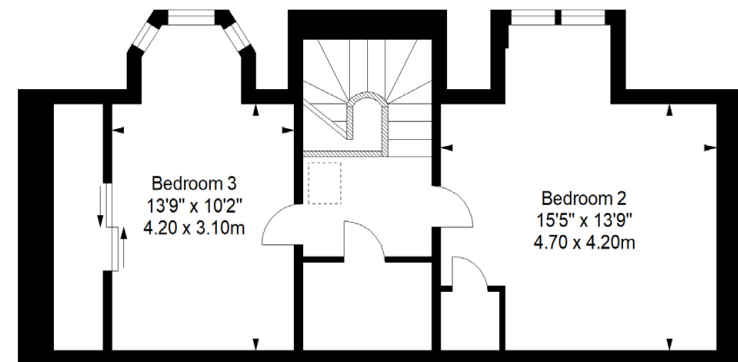
# FLOORPLAN



**Ground Floor**  
Approx. 14.7 sq. metres (158.2 sq. feet)



**Second Floor**  
Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 152.1 sq. metres (1637.2 sq. feet)

## Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

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