19 St Ronan’s Way, Innerleithen, Scottish Borders, EH44 6RG
19 St Ronan’s Way, Innerleithen

Designed with the modern family in mind, this generous detached house is situated within an exclusive cul-de-sac development in Innerleithen and offers spacious and versatile accommodation including five double bedrooms, several reception areas, a study and three bathrooms, plus low-maintenance gardens, an attached double garage and a double driveway.

Positioned back from the road behind a low-maintenance garden and tucked under a porch, the front door opens into an entrance vestibule flowing through to a welcoming hall with built-in storage. Descending the stairs to the lower-ground floor, you reach a further hall with two more built-in cupboards and a handy WC. The lower-ground floor is home to a large dining room, a large kitchen and a conservatory. The sunny, dual-aspect living/dining room stretches the entire depth of the property, and also affords access to both the rear garden and the conservatory. The conservatory would lend itself to a variety of uses and opens onto the rear garden. The breakfasting kitchen is accessible from the hall and the conservatory. Featuring a central island, the wonderfully sunny and spacious kitchen (with garden access) is equipped with a wide selection of wall and base cabinets framed by granite-styled worktops and neutral splashback tiling. Integrated appliances include an electric double oven, a gas hob, an extractor hood, a fridge, a freezer and a dishwasher.

Returning to the ground floor, the hall leads to five double bedrooms, a family bathroom and a study. Four of the bedrooms accommodate built-in storage, whilst the two largest also boast en-suite shower rooms. Gas central heating and double glazing ensure year-round comfort and efficiency.

Outside, the house is accompanied by low-maintenance gardens to the front, side and rear. Notably, the vast rear garden boasts a sunny aspect and features a decked terrace, a large patio, gravelled areas, a summerhouse and a greenhouse. Excellent private parking is provided by an attached double garage and a double driveway.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances to be included in the sale. The conservatory furniture and dining table and chairs are also available if desired.

EPC Rating - C.

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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, a health centre, a bank, 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 recently re-opened Borders Railway.

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