



RALPH SAYER
SOLICITORS & ESTATE AGENTS

Tweedvale

Horsbrugh Street, Innerleithen, EH44 6LF

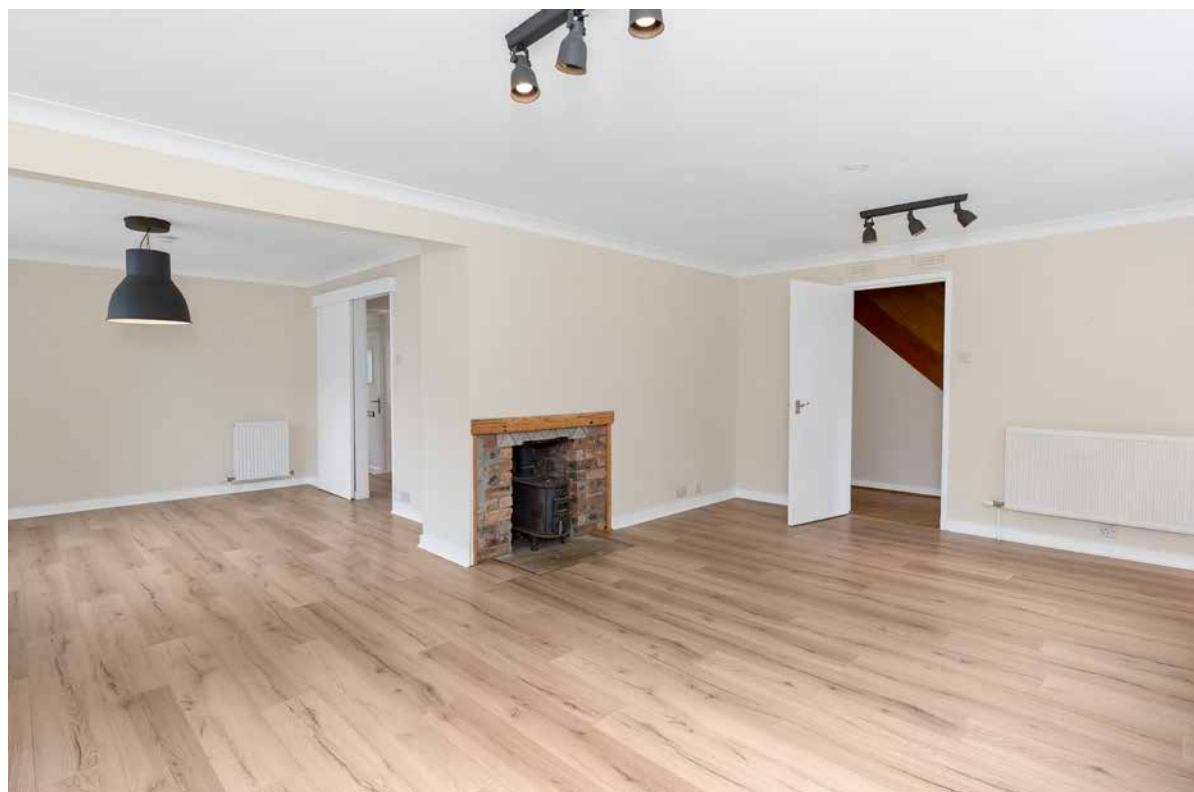
Tweedvale

Welcome to a generously proportioned five-bedroom detached house that offers bright and airy accommodation in a sought-after location. The home also features a triple-aspect garden room and a sociable open floor plan, with a large living room that opens out into a spacious dining room, which in turn flows into the attractively fitted breakfasting kitchen. Additionally, the property features private parking for multiple cars, including a paved driveway, single garage, and carport, as well as a fully enclosed wrap-around garden with a sprawling, well-maintained lawn and a shed for storage.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Property Summary

- Modern detached house in Innerleithen
- Lovely hill views
- Entrance vestibule with storage
- Central hall with press storage
- Sunny dual-aspect living room with log burner
- Spacious dining room
- Triple-aspect garden room
- Stylishly fitted breakfasting kitchen
- Landing with two stores
- Five spacious double bedrooms with wardrobes
- Bathroom with overhead shower
- Modern shower room
- Wrap-around garden grounds
- Private garage and driveway parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - F
- Home Report Value - £420,000







"A generously proportioned five-bedroom detached house that offers bright and airy accommodation."







"The home also features
a triple-aspect garden
room and a sociable open
floor plan."





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

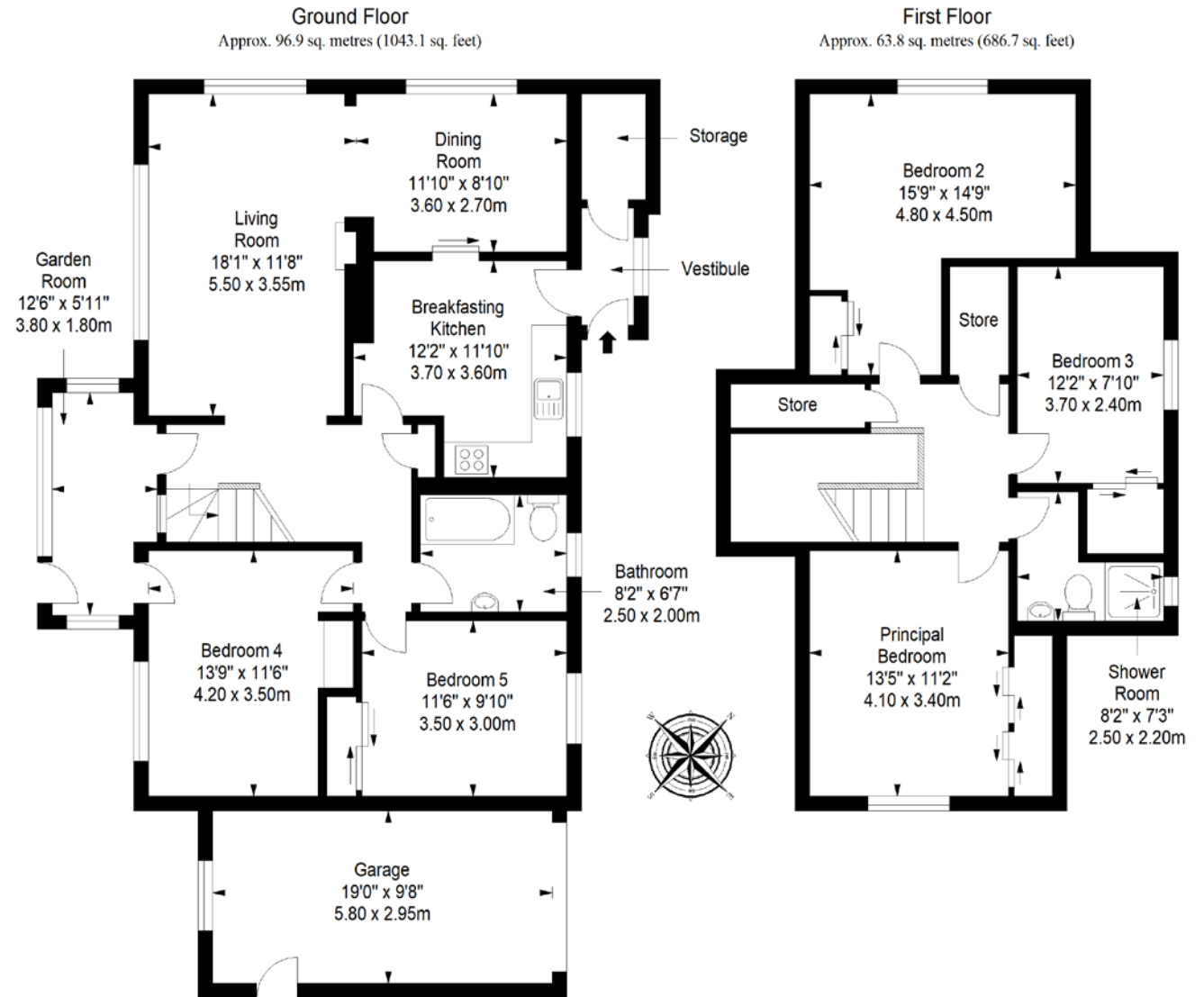


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 160.7 sq. metres (1729.8 sq. feet)