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QUAIRLINNET, CAERLEE ESTATE

PEEBLES ROAD, INNERLEITHEN, SCOTTISH BORDERS EH44 6QY



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WELCOME TO

QUAIRLINNET, INNERLEITHEN EH44 6QY

Enjoying a truly idyllic woodland setting within the historic Caerlee Estate, just a short distance from Innerleithen's town centre, this charming three-bedroom detached house offers a wonderful blend of tranquillity and convenience. Positioned on a very quiet, private road, the property was built as the gardener's cottage, lending it a unique sense of heritage and character. Bright and spacious interiors enjoy leafy views from every room, whilst a beautiful south-facing walled garden and private parking for up to five cars add further appeal.



THE HIGHLIGHTS

- Idyllic woodland setting on the edge of Innerleithen
- Charming traditional detached home
- Covered porch and entrance hall
- South-facing living/dining room with kitchen access
- Characterful breakfasting kitchen with garden access
- Landing with space for an office
- Three double bedrooms with storage
- Private suntrap deck accessed from the principal bedroom
- Bright shower room and separate WC
- Useful floored attic
- Beautiful south-facing walled garden
- External store and private driveway
- Gas central heating





TAKE A LOOK AROUND

A covered external porch, ideal as a sunny seating spot, leads into a bright entrance hall with solid wood flooring. From here, access is provided to the south-facing living and dining room, a generous dual-aspect space filled with natural light and centred around a feature fireplace flanked by fitted shelving and storage. Neutral décor and warm wood-toned flooring create an inviting, move-in-ready backdrop.

Connected to the reception room is a bright breakfasting kitchen with direct garden access. Full of character, it features a vibrant colour palette, bold red cabinetry, open shelving, timber-style herringbone flooring, ample workspace, and room for casual dining. Included appliances comprise a freestanding electric cooker, washing machine, tumble dryer, and tall fridge freezer, whilst an open pantry area provides additional storage. The space also offers excellent scope for future modernisation.

THE BEDROOMS

The accommodation includes three double bedrooms, all benefiting from useful storage, neutral décor, and solid wood flooring. The dual-aspect principal bedroom opens onto a private south-facing deck leading onto the garden, creating a peaceful retreat for morning coffee or evening relaxation. A ground-floor bedroom offers flexibility for guests, a snug, or home office. Completing the accommodation are a bright shower room, a separate WC, an upstairs landing with space for an office, and a floored attic providing valuable additional storage.

THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and freestanding appliances.





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THREE DOUBLE BEDROOMS,
A LANDING WITH SPACE FOR
AN OFFICE, BRIGHT SHOWER
ROOM AND SEPARATE WC







TOUR THE GROUNDS

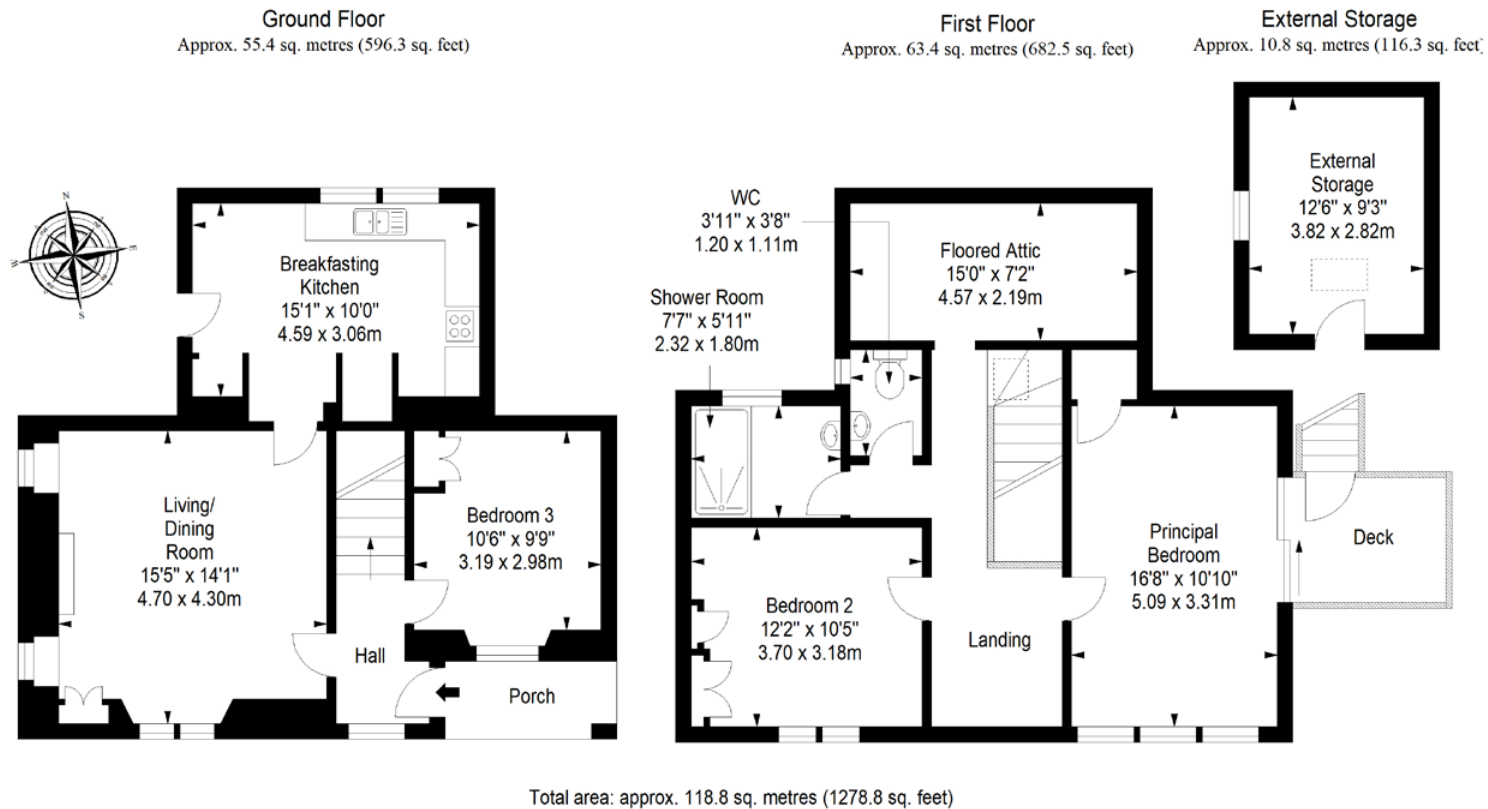
The impressive south-facing walled garden is a particular highlight, with established planting, manicured hedging, and a sunny terrace creating an attractive outdoor retreat. Elevated above the surrounding landscape, it enjoys lovely views across the picturesque countryside and provides a peaceful setting for outdoor dining, entertaining, or simply relaxing amongst the greenery. To the front, a half-acre of woodland with mature trees and rhododendrons extends beyond the beech hedge, offering views of the River Tweed and attracting an abundance of wildlife. To the rear, a raised garden area sits beside the traditional stone-built outbuilding, while a further secluded section of south-facing garden is enclosed by mature trees and a high stone wall. The external store provides excellent practical storage, whilst the driveway offers convenient private parking.

TELL US ABOUT

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 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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