



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



# 53 TRAQUAIR ROAD

INNERLEITHEN, SCOTTISH BORDERS EH44 6PD







# WELCOME TO

53 TRAQUAIR ROAD

Enjoying a charming country town setting, with an expansive southwest-facing garden offering scenic hill views, this traditional lower villa is a spacious three-bedroom home with airy high-ceilinged interiors, tasteful neutral décor, and a connected reception room and breakfasting kitchen. A bathroom, laundry room, and useful internal and external storage further enhance everyday practicality, alongside unrestricted on-street parking.



## THE HIGHLIGHTS

- Spacious traditional lower villa in a charming country town
- Welcoming vestibule and hall with durable flooring
- Bright living/dining room with storage, fireplace, and kitchen access
- Sunny modern kitchen with breakfasting area
- Two double bedrooms (one with storage) and a single bedroom/study
- Light and airy bathroom with shower-over-bath
- Laundry room with garden access, plus attached external storage
- Expansive southwest-facing private garden with hill views
- Ample unrestricted on-street parking
- Gas central heating and double glazing





## TAKE A LOOK AROUND

A vestibule and hall provide access to the home, featuring durable tiled and wood-look flooring. Immediately on your right is the bright living/dining room, centred around a stone-style fireplace with a gas fire and benefiting from concealed storage. The reception room flows conveniently into the sunny southerly-facing kitchen, fitted with modern wood-toned cabinets beside a seated breakfasting area. Freestanding appliances include an electric cooker, fridge, and freezer, whilst a washing machine is housed in the adjoining laundry room off the bathroom.

The comfortably carpeted bedrooms comprise a principal bedroom with built-in storage, a second double bedroom positioned to the rear of the home, and a versatile single bedroom or dedicated study. The bright and airy bathroom is fitted with a WC-suite, heated towel rail, a bath with an overhead shower, and modern wood-look flooring. The adjoining laundry room provides direct outdoor access to two attached external stores.



## THE DETAILS

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



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EXPANSIVE SOUTHWEST-  
FACING PRIVATE GARDEN  
WITH HILL VIEWS





## TOUR THE GROUNDS

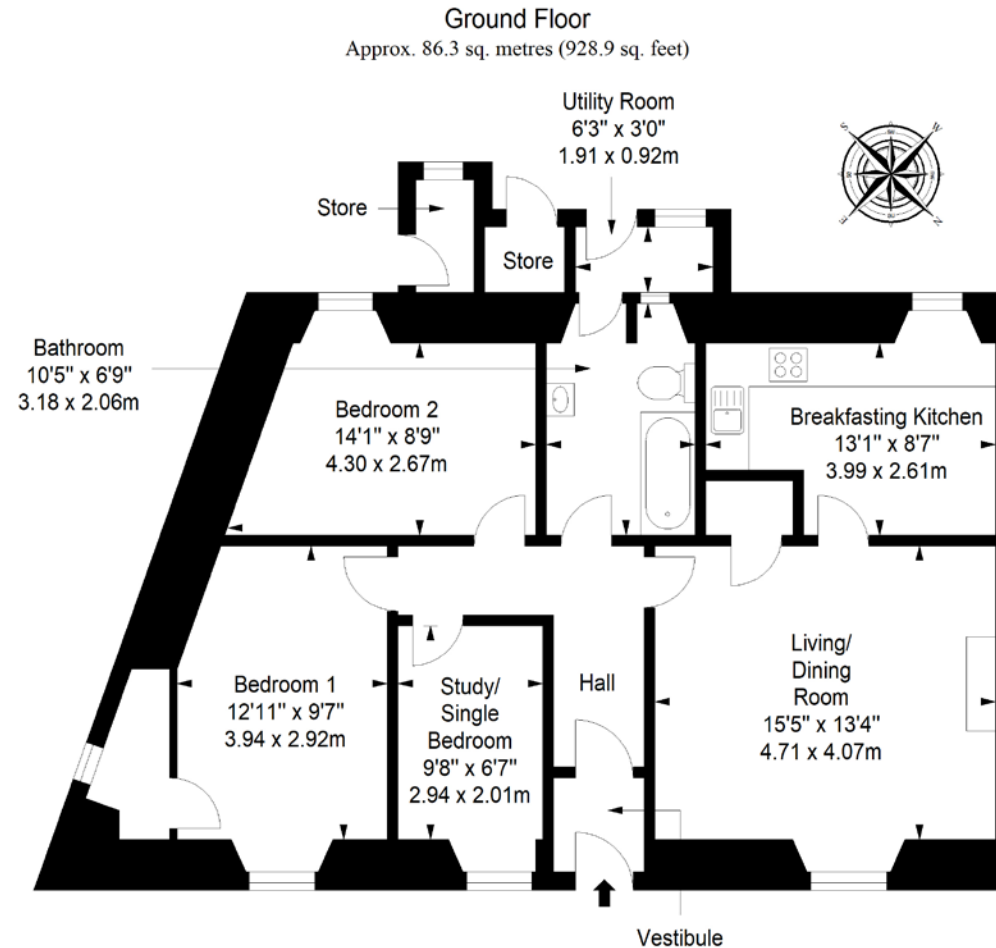
A private gated path to the rear leads to the impressive garden – a generous exclusive space neatly laid to lawn with exciting potential for keen gardeners to further enhance. Enjoying afternoon sun and lovely views over the surrounding hillsides, it provides an ideal setting for family time and outdoor entertaining. Ample parking is available on-street and is conveniently unrestricted.

## 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



## Property Office:

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