BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



47 TRAQUAIR ROAD

INNERLEITHEN EH44 6PD

1 | 1 | 1 | EPC D



WELCOME TO

47 TRAQUAIR ROAD

Set in the popular town of Innerleithen, this appealing ground-floor flat offers bright, easily maintained accommodation in good order throughout. Ideally suited to first-time buyers, downsizers and buy-to-let investors, the property in turnkey condition, opens into a welcoming entrance hall with a useful storage cupboard, leading to a comfortable living room with additional storage and a well-appointed fitted kitchen. A sunny and generously proportioned double bedroom provides a relaxing retreat, complemented by a contemporary shower room. The property further benefits from gas central heating and double glazing, ensuring year-round comfort. A private back garden offers space to enjoy the outdoors and on-street parking.

Extras: The property is sold as seen, including contents and furnishings subject to negotiation.

CLICK HERE TO TAKE A VIRTUAL TOUR





THE HIGHLIGHTS

- Ground-floor flat in Innerleithen
- Bright, easy-to-manage accommodation in good order
- Welcoming entrance hall with storage cupboard
- Comfortable living room with storage
- Well-appointed fitted kitchen
- Sunny and spacious double bedroom
- Contemporary shower room
- Rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing












Please note:
These are just for guidelines and not exact measurements.

FLOORPLAN



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS

Approximate total area(1)

35 m²

379 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

Property Office:
15 Eastgate, Peebles EH45 8AD | **Tel:** 01721 721515 | **Email:** property@blackwoodsmith.com | www.blackwoodsmith.com

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn

BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS