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SOLICITORS & ESTATE AGENTS



5 ST RONAN'S TERRACE

INNERLEITHEN, SCOTTISH BORDERS EH44 6RB



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WELCOME TO

5 ST RONAN'S TERRACE

Enjoying a peaceful setting in sought-after Innerleithen, surrounded by beautiful Borders countryside and rolling hills, this detached bungalow is within easy reach of the town's independent shops, cafés, primary school, and leisure facilities, as well as scenic walking and cycling routes. The three-bedroom home offers spacious, flexible accommodation with bright neutral décor throughout, making it ideal for families, downsizers, or anyone seeking single-storey living. It further benefits from a south-facing rear aspect, generous gardens, a detached garage, a shed, and extensive private parking.



THE HIGHLIGHTS

- Three-bedroom detached bungalow
- Peaceful residential setting in desirable Innerleithen
- Spacious living and dining room with a living-flame fire
- Large south-facing conservatory with lovely hill views
- Well-appointed kitchen with adjoining utility room
- Principal double bedroom with fitted wardrobes and en-suite shower room
- Second double bedroom with fitted storage
- Versatile third bedroom / home office / study
- Family bathroom with bath and overhead shower
- Gas central heating and double glazing throughout
- Generous south-facing rear garden with patio and shed
- Detached double garage and extensive private driveway







TAKE A LOOK AROUND

Set behind a delightful, mature front garden, a vestibule opens into a central hall with useful storage, leading to a particularly spacious living and dining room with a living-flame fireplace and glazed doors into a large conservatory. Flooded with natural light and enjoying impressive open views towards the surrounding hills, the conservatory offers excellent additional living and dining space with direct garden access. The kitchen is fitted with classic white cabinets, generous workspace, and appliances, with an adjoining utility room providing further storage, laundry facilities, and external access.

The principal bedroom is a generous double with fitted wardrobes and a modern en-suite shower room. Bedroom two is another spacious double with fitted storage, whilst bedroom three offers flexibility as a smaller double, single bedroom, home office, or study. A bright family bathroom completes the accommodation, fitted with a bath, an overhead shower, a WC suite, and built-in storage. Gas central heating, double glazing, and good built-in storage throughout ensure comfort and practicality.



THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included. Freestanding appliances include electric oven and hob, fridge-freezer, dishwasher, washing machine and tumble dryer.



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SURROUNDED BY NEATLY
MAINTAINED GARDENS
AND PAVED SEATING AREAS
IDEAL FOR ENJOYING THE
VIEWS AND SUNSHINE





TOUR THE GROUNDS

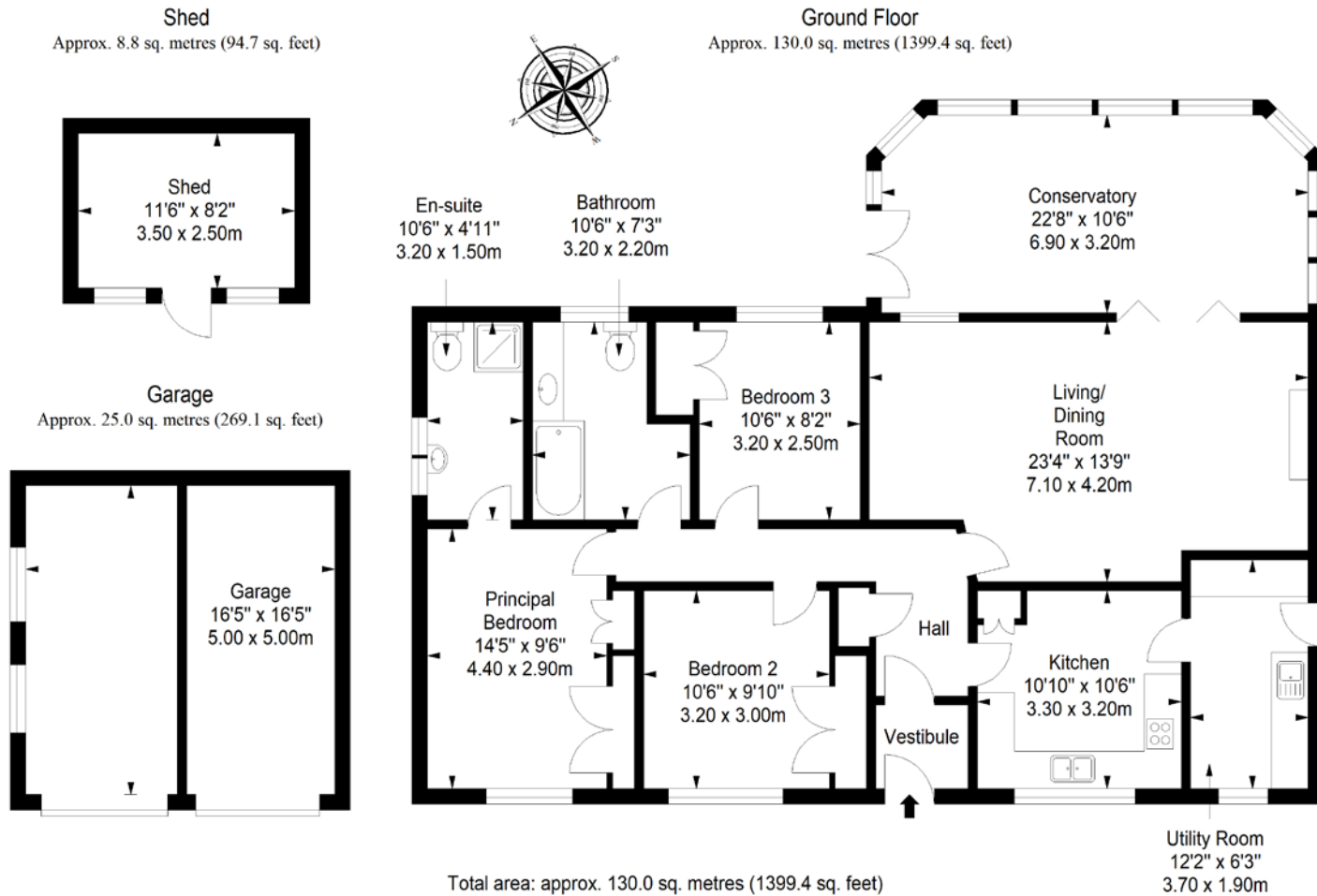
Outside, the property is surrounded by neatly maintained gardens, including a colourful front garden, a south-facing rear lawn, and paved seating areas ideal for enjoying the views and sunshine. A detached double garage, a separate shed, and a large private driveway that winds around the house provide excellent storage and 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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