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37 ST RONAN'S TERRACE

INNERLEITHEN, SCOTTISH BORDERS EH44 6RB



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WELCOME TO

37 ST RONAN'S TERRACE

Set in an elevated position within a peaceful residential area in Innerleithen, this detached four-bedroom bungalow enjoys a picturesque setting with far-reaching views across the surrounding hills and countryside. The property offers spacious, well-maintained interiors with a consistent, traditional style, providing excellent flexibility for families, or those seeking single-level living with additional workspace options. Generous wraparound gardens enhance the sense of privacy, while an extensive driveway and detached double garage ensure ample parking. The home further benefits from a predominantly south-facing aspect, allowing for excellent natural light throughout the day.



THE HIGHLIGHTS

- Detached four-bedroom bungalow in an elevated, scenic setting
- Peaceful residential location on the edge of Innerleithen
- Bright, spacious living room with picture windows
- Separate dining room ideal for formal and family use
- Breakfasting kitchen with ample storage and adjoining utility room
- Generous conservatory offering additional reception space and garden access
- Principal bedroom with fitted storage and en-suite shower room
- Three further versatile bedrooms, including ideal home office space
- Family bathroom plus additional handy WC
- Extensive wraparound gardens with mature planting, greenhouse, and shed
- Large private driveway and secure detached double garage
- Gas central heating and double glazing





TAKE A LOOK AROUND

The accommodation opens with a welcoming vestibule and central hall, leading into a particularly spacious living room, where large windows and an open fire frame the scenic outlook and create a bright, inviting space for relaxing and entertaining. A separate dining room provides a more formal setting, while the breakfasting kitchen is well-appointed with ample cabinets and workspace, and direct access to a utility room. To the rear, a substantial conservatory offers a superb additional reception area, enjoying garden views and direct outdoor access.

The bedroom accommodation is arranged off the main hall, beginning with a well-proportioned principal bedroom benefiting from fitted storage and an en-suite shower room. Three further bedrooms provide flexible use as guest rooms, children's rooms, or a home office, all served by a bathroom with shower-over-bath. The property is fitted with gas central heating and double glazing, ensuring comfort and efficiency throughout the seasons.



THE DETAILS

Extras: The sale includes all fitted floor and window coverings and light fittings. Kitchen appliances may be available by separate negotiation. Freestanding appliances include range cooker, tall refrigerator, tall freezer, dish washer and washing machine.



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EXTENSIVE WRAPAROUND
GARDENS WITH MATURE
PLANTING, GREENHOUSE,
AND SHED





TOUR THE GROUNDS

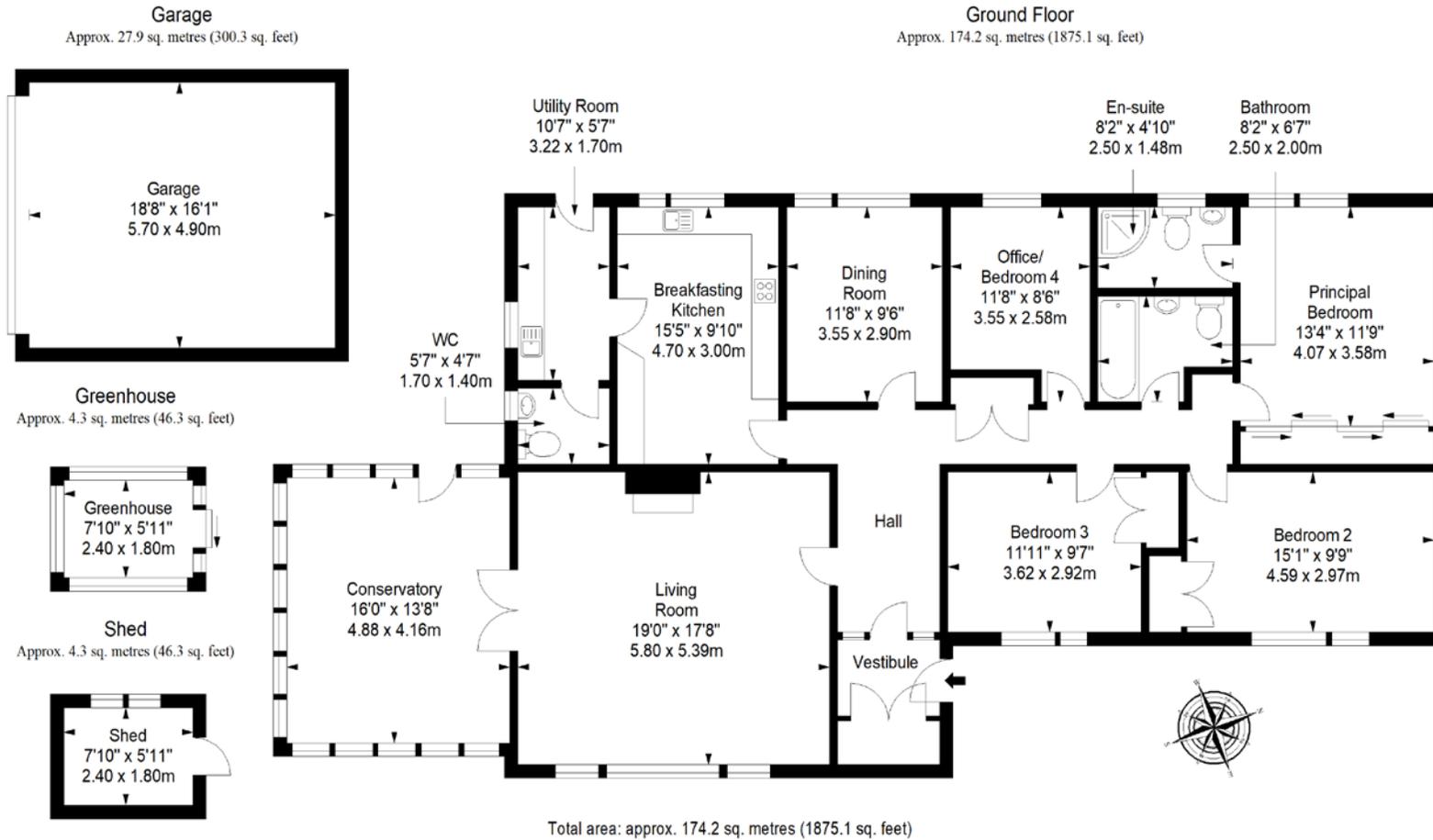
Externally, the property is set within extensive, mature gardens featuring lawned areas, established planting, and a high degree of privacy. A greenhouse, shed and log store provide useful outdoor storage, while the generous driveway leads to a detached double garage, completing this appealing country home.

TELL US ABOUT

INNERLEITHEN

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. 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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