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SOLICITORS & ESTATE AGENTS



16 BOND STREET

INNERLEITHEN, SCOTTISH BORDERS EH44 6HW



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WELCOME TO

16 BOND STREET

Set within scenic Innerleithen in the heart of the Scottish Borders, this main-door ground-floor flat offers spacious, flexible accommodation with excellent scope for modernisation. The two-bedroom home enjoys a central yet picturesque setting, close to local amenities, green space, and surrounding countryside, with open views towards the hills adding to its appeal. Ideal for first-time buyers, downsizers, or investors, the property further benefits from a rear garden area, useful outbuildings, and unrestricted on-street parking nearby.



THE HIGHLIGHTS

- Main-door ground-floor flat in scenic Innerleithen
- Central setting close to local amenities and countryside
- Lovely outlook towards surrounding hills
- Spacious accommodation with scope for modernisation
- Welcoming entrance hall with storage
- Generous living/dining room with feature fireplace
- Practical fitted kitchen with direct garden access
- Two flexible bedrooms
- Shower room with WC and washbasin
- Rear garden with patio, gravel, and planted areas
- Useful shed/workshop and additional store
- Unrestricted on-street parking nearby





TAKE A LOOK AROUND

A private entrance opens into a welcoming hall with storage, leading through to the generous living and dining room. This south-facing reception space is bright and well-proportioned, with a characterful deep-set window, soft-toned décor, and a feature fireplace creating a comfortable focal point. To the rear, the kitchen provides a practical workspace with fitted wall and base cabinets, tiled splashbacks, a sink area, and room for freestanding appliances. Extensive storage is available in an adjacent pantry, while a glazed rear door gives direct access outside.

The accommodation continues with two bedrooms, each offering flexibility for sleeping, working from home, or guest use. The principal bedroom is particularly spacious, with fitted storage below the window and pale green décor, while the second bedroom is quietly positioned to the rear and enjoys a fresh white finish with a bold blue patterned carpet. Completing the interior is a shower room fitted with a shower enclosure, WC, and pedestal washbasin. Gas central heating and double glazing on selected windows helps to keep the home warm throughout the year.



THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale.



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SPACIOUS, FLEXIBLE
ACCOMMODATION
WITH EXCELLENT SCOPE
FOR MODERNISATION







TOUR THE GROUNDS

Externally, the rear garden offers a surprisingly generous outdoor space, arranged with paved patio, gravelled areas, planted borders, and mature greenery. A shed/workshop and additional store cupboards provide valuable storage or hobby space, adding further practicality to this appealing Borders home.

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.

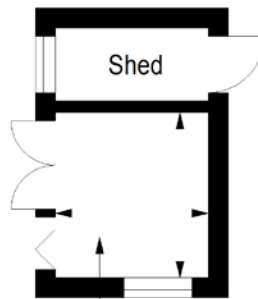
FLOORPLAN

Ground Floor

Approx. 71.9 sq. metres (774.0 sq. feet)

Workshop & Shed

Approx. 5.9 sq. metres (63.5 sq. feet)



Workshop
6'9" x 6'4"

2.05 x 1.92m



Kitchen
8'11" x 8'2"
2.72 x 2.48m

Utility
Room

- Rear Porch

Shower
Room

7'0" x 5'9"
2.13 x 1.76m

Bedroom 2
11'2" x 7'7"
3.40 x 2.32m

Bedroom 1
12'1" x 11'10"
3.68 x 3.60m

Hall

Store

Total area: approx. 71.9 sq. metres (774.0 sq. feet)

Property Office:

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