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SOLICITORS & ESTATE AGENTS



30 ST RONAN'S TERRACE

INNERLEITHEN, SCOTTISH BORDERS EH44 6RB





WELCOME TO

30 ST RONAN'S TERRACE

This four-bedroom detached property is a spacious modern family home enjoying a convivial layout of interconnected living and dining spaces, along with the practicality of excellent storage, an en-suite shower room, a bathroom, a third WC, and a utility room. It offers bright and well-maintained interiors with an appealing neutral finish and further benefits from double garage parking, a generous garden, and scenic countryside views, all within a peaceful edge-of-town setting less than a mile from Innerleithen's High Street shops and primary school.



THE HIGHLIGHTS

- Modern detached family home enjoying scenic views
- Entrance vestibule and hall
- Elegant living room with living-flame fire and garden/kitchen access
- Multi-use conservatory with garden/kitchen access
- Open-plan integrated kitchen and dining room with built-in storage
- Dedicated utility room with WC and external access
- Four double bedrooms with fitted wardrobes
- Principal suite including open views and shower room
- Family bathroom with shower-over-bath
- Spacious garden with deck, tiered beds, and lawn
- Multi-vehicle driveway and detached double garage
- Gas central heating and full double glazing





TAKE A LOOK AROUND

A vestibule and entrance hall welcome you inside, where stairs lead down to the living accommodation on the lower ground floor. Here, an open-plan kitchen and dining room connects to an elegant carpeted living room with a living-flame fire, as well as a conservatory – both spaces opening onto the garden for effortless indoor-outdoor living. The kitchen is tastefully presented in light-wood tones with a good range of modern cabinets, ample workspace, and a neatly integrated dishwasher, fridge, freezer, microwave, double wall oven, and induction hob with a chimney-style hood. Further practicality is provided by pantry storage in the dining area and an adjoining utility room with an undercounter washing machine, alongside a handy WC and external access.

HEAD ON UP

Returning upstairs, you reach four carpeted double bedrooms, all featuring fitted wardrobe storage. Thanks to this elevated upper-floor position, the three rear-facing rooms enjoy open views towards the surrounding hills. This includes the principal suite, complete with a tiled shower room. Serving the remaining bedrooms, and also fully tiled, is a family bathroom with a shower-over-bath.



THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and integrated/freestanding appliances. Further furniture available by separate negotiation.

This property is not subject to an onward purchase.





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FOUR DOUBLE BEDROOMS
WITH FITTED WARDROBES
& FAMILY BATHROOM WITH
SHOWER-OVER-BATH





TOUR THE GROUNDS

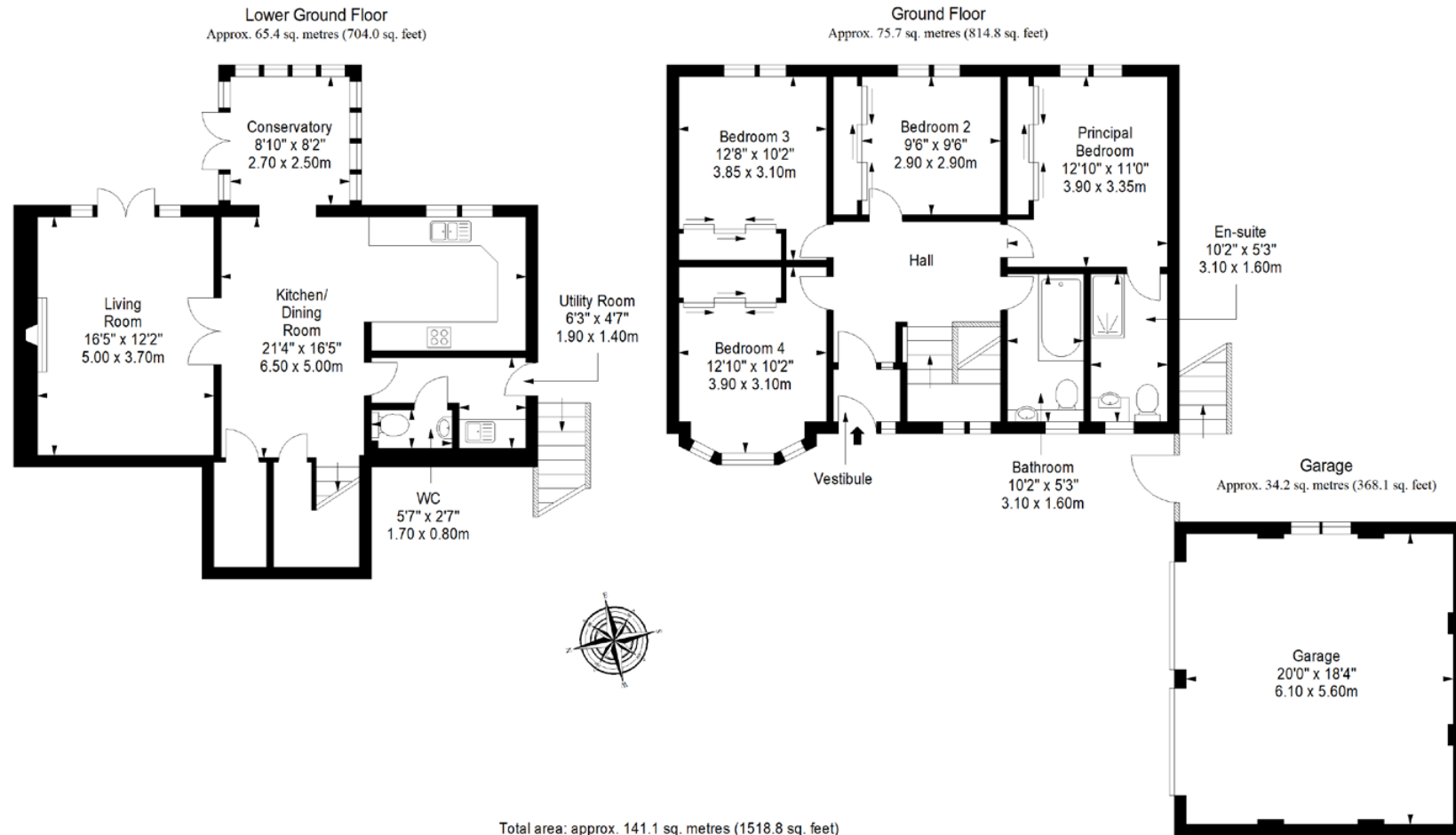
The home's rear garden is a sheltered setting for family relaxation and entertaining, looking out towards the area's attractive scenery. It features a large lawn, tiered beds, and a seating deck accessed directly from the living room and conservatory. To the front of the house, a multi-vehicle driveway leads to the detached double garage, providing ample parking and valuable extra storage.

TELL US ABOUT

INNERLEITHEN, SCOTTISH BORDERS

Innerleithen is a charming Scottish Borders town set close to the River Tweed and surrounded by rolling hills and beautiful countryside. Popular with those who enjoy the outdoors, the area is particularly well known for walking, cycling, and fishing, with Glentress Forest and its renowned mountain biking trails close by. The town itself has a strong community feel and offers a good range of everyday amenities, including local shops, cafés, eateries, a health centre, pharmacy, and primary schooling. Further facilities are available in nearby Peebles, whilst Galashiels provides wider retail choice and access to the Borders Railway for onward travel. For commuters, Edinburgh is reachable by road in around an hour, making Innerleithen an attractive choice for buyers seeking a balance between country living and convenience.

FLOORPLAN



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