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49 TRAQUAIR ROAD

TWEEDDALE EAST, INNERLEITHEN EH44 6PD

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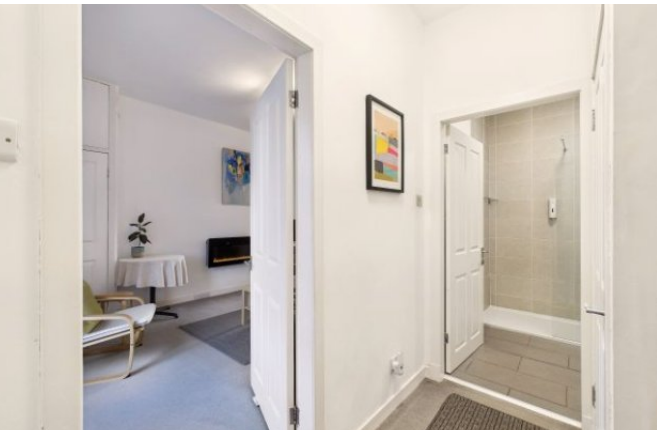
CLICK HERE TO TAKE A VIRTUAL TOUR





WELCOME TO

49 TRAQUAIR ROAD

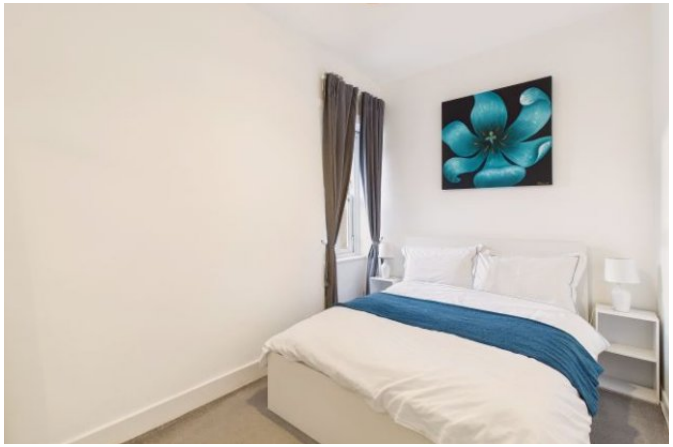
Set in the popular town of Innerleithen, this appealing ground-floor flat offers bright, easily maintained accommodation in good order throughout. Ideally suited to first-time buyers, downsizers and buy-to-let investors, the property in turnkey condition, opens into a welcoming entrance hall with a useful 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.

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





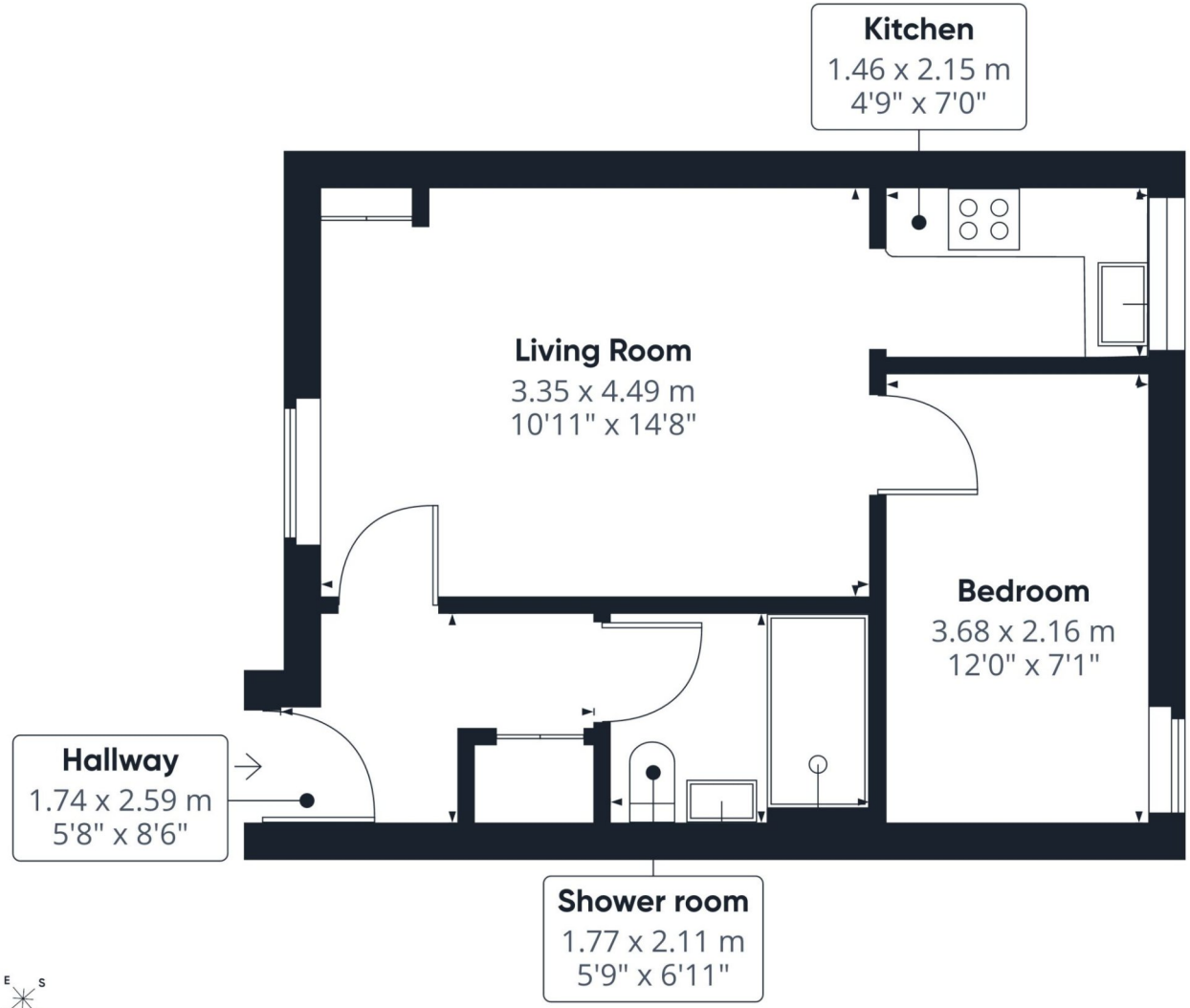







Please note:
These are just for guidelines and not exact measurements.

FLOORPLAN



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Approximate total area(1)

34.5 m²

372 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

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