



16 St. Ronan's Terrace
Innerleithen | Peeblesshire | EH44 6RB

16 ST. RONAN'S TERRACE

16 St Ronan's Terrace lies a short walk away from the natural springs, made famous by the author Sir Walter Scott and his novel St Ronan's Well - and is one of the area's most prestigious addresses.

Perched on the hillside overlooking the Tweed Valley and the beautiful Scottish Borders town of Innerleithen, this striking modern home with its spectacular open views offers the perfect balance of semi-rural living with tranquillity and privacy, with the benefits of a bustling high street within walking distance.



ACCOMMODATION

A striking modern home with 7 bedrooms, 5 en-suite bathrooms, parking for 4+ cars, extensive but easily kept gardens and offering a very versatile floor plan. The house offers the potential to fit the modern family well - with space for an office, home gym, studio, playroom and more.

This individually designed house is extremely spacious and is in first class condition due to it being lovingly cared for by its current owners. In move-in condition, it offers the potential to incorporate your own styles into its expansive and versatile lay out. All rooms are well situated to the rear of the house to enjoy its bright and elevated position, filling rooms with natural light.

The approach to the house is accessed by a private drive with direct access to the double garage and entrance porch. The drive can park 2 to 3 cars comfortably and there is a second access from the street with a further 4 parking spaces

The entrance porch leads to a spacious welcoming hallway, leading first through double entrance doors into the drawing room. The large bay window and a dual aspect first draw you in to the gorgeous open views to the hills beyond Innerleithen, and the sliding French doors lead directly to the sunny terrace.

A further two versatile rooms lead from the hallway and also deliver spectacular views. These are currently used as an office and a games room but they offer the opportunity to convert them to fit the purpose for any lifestyle.

The lounge is a spacious but cosy room, also benefiting from a bay window and enables direct access to the terrace and garden. A modern wood burner in the corner makes this room the perfect cosy day room or TV snug - making it a lovely place to relax and watch the weather outside.

A spacious modern kitchen has generous amounts of storage, integrated fridge freezer, dishwasher, two double ovens, 5 burner gas hob and a dual sink arrangement. The utility room is off the kitchen and has washer and dryer facilities, as well as extra fridge / freezer space and an additional dishwasher.

A ground floor bathroom with bath and shower works as a handy WC for guests, but could also offer the potential for a bathroom to service a ground floor bedroom if needed.

The first floor has 7 double bedrooms, 5 with en-suite bathrooms and a further 2 bathrooms off the landing.

The integral garage is accessible also from the hallway and includes electricity, water and has an electric remote-controlled access door.





























OUTSIDE

The house is surrounded by around one acre of private, tranquil gardens that can be enjoyed on a variety of terraced levels. The rear gardens are laid to well-kept lawns, mature trees, an orchard, hedging and shrubbery and has a real sense of peace and privacy. The sun terrace is situated in front of and between the two bay windows and is a lovely space to enjoy the sun, open views and outdoor dining. The gardens are easily maintained and offer great potential to add further landscaping, larger terracing, out housing, and fruit and vegetable growing.

The house is serviced by mains gas, electricity and drainage. Modern gas central heating, double glazing and solar panels offer excellent energy efficiency. Broadband supply is fibre.





LOCAL AREA

Innerleithen is a vibrant town with a buzzy, outdoor atmosphere and strong community feel. Recognised for its surrounding natural beauty, the town has a world-class reputation for outdoor sports and recreation with Innerleithen and Glentress mountain biking trails nearby, wonderful enjoyable hiking around the nearby hills, as well as salmon and trout fishing on the River Tweed - and much more!

The house overlooks Victoria Park in which can be found the local tennis club, children's play park and sports fields - home to local teams and St Ronan's annual games - one of the oldest athletic games festivals in Scotland.

The high street is filled with welcoming pubs and cafes and artisan shops along with a good sized supermarket. All within walking distance.

Local schools are well catered for with St Ronan's primary school close by and Peebles High School. St Mary's independent prep school is in Melrose.





ADDITIONAL INFORMATION

Scottish Borders Council
EPC: B

Home Report: A copy of the Home Report is available on request from Fine & Country Scotland.

Viewings: Strictly by appointment with the sole selling agents, Fine & Country Scotland.

Offers: All offers should be made in Scottish Legal Form to the offices of the sole selling agents, Fine & Country Scotland by email to scotland@fineandcountry.com

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Tenure and Possession: The Freehold title is offered for sale with vacant possession upon completion.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks when an offer is accepted. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Website and Social Media: Further details of this property as well as all others offered by Fine & Country are available to view on our website www.fineandcountry.co.uk. For updates and the latest properties like us on facebook. [com/fineandcountryscotland](https://www.facebook.com/fineandcountryscotland) and Instagram on [@fineandcountryscotland](https://www.instagram.com/fineandcountryscotland).

Referrals: Fine & Country work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them Fine & Country will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; Fine & Country will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.



Approximate Gross Internal Area = 423.2 sq m / 4555 sq ft
(Including Garage)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.05.2026





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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

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