



**BLACKWOOD & SMITH LLP**  
SOLICITORS & ESTATE AGENTS



# 4 LEITHEN MILLS

INNERLEITHEN, SCOTTISH BORDERS EH44 6JJ



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# WELCOME TO

## 4 LEITHEN MILLS,

This large link-detached house is a two reception-room, three-bedroom property that offers bright and airy accommodation finished in light hues. The home offers excellent versatility to meet a range of lifestyles and it comes with generous storage, as well as a quality en-suite, family bathroom, and WC. Adding further appeal, it features beautiful gardens and private parking for three cars. Set on a no-through road, the home also has an idyllic location in Innerleithen.



## THE HIGHLIGHTS

- A large link-detached house in Innerleithen
- Professionally landscaped gardens
- Tandem driveway and attached garage
- Expansive, dual-aspect living room
- Flexible, southwest-facing dining room
- Well-appointed breakfasting kitchen
- Separate utility room with adjacent WC
- Three bedrooms with built-in storage
- Modern 3pc en-suite shower room
- Family bathroom with a 3pc suite





## TAKE A LOOK AROUND

A triple-aspect entrance porch offers a bright introduction to the home, giving way to a hall with understairs storage. On the left is the living room, which covers 269 square feet spanning the whole depth of the property. This expansive space further boasts dual-aspect windows and a handsome fireplace. It is elegantly decorated too, and allows for various furniture arrangements. Furthermore, a second (southwest-facing) reception area provides homeowners with added flexibility, whether used as a dining room or a relaxed family room. Next door, the breakfasting kitchen offers space for quick meals, alongside a generously appointed range of cabinets and complementary worktops arranged in an L-shape. A double oven and a gas hob come integrated, with a freestanding fridge/freezer also included. Bringing further practicality, there is a separate utility room with an adjacent WC.

## HEAD ON UP

On the first floor, the three bedrooms provide space and storage, each room coming lightly decorated and laid with carpet. The principal and second bedrooms are both doubles, whereas the third bedroom has versatile proportions that can accommodate a single or double bed. The principal bedroom also boasts a modern en-suite shower room, while a three-piece family bathroom finishes the interiors. Gas central heating and double glazing ensure year-round comfort.



## THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and a washing machine to be included in the sale. Please note that no warranties shall be provided in relation to any of the appliances included in the sale.





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THREE BEDROOMS WITH BUILT-IN  
STORAGE AND A MODERN 3PC EN-  
SUITE SHOWER ROOM





## TOUR THE GROUNDS

The home is nestled between mature gardens to the front and rear, both of which are enclosed and professionally landscaped. Incorporating neat lawns and patio areas framed by established plants, it ensures a scenic ambience and plenty of space for families. There is also a tandem front driveway leading to an attached garage.

## TELL US ABOUT

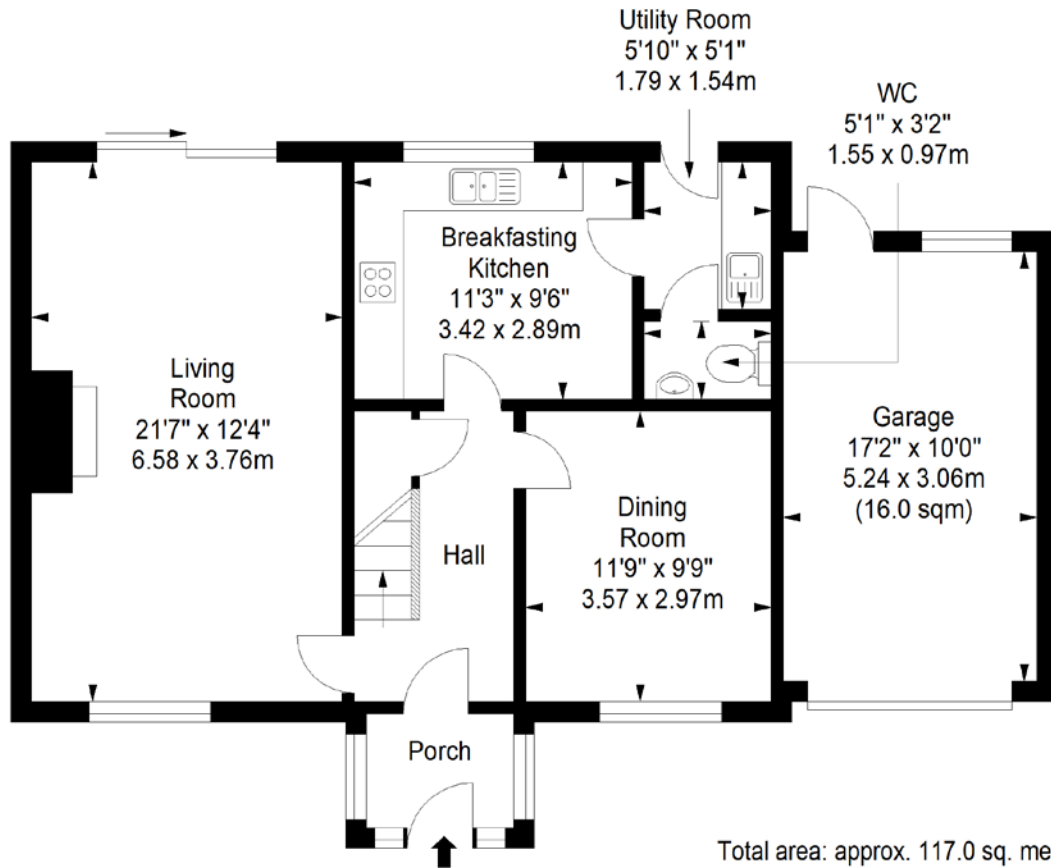
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### *INNERLEITHEN*

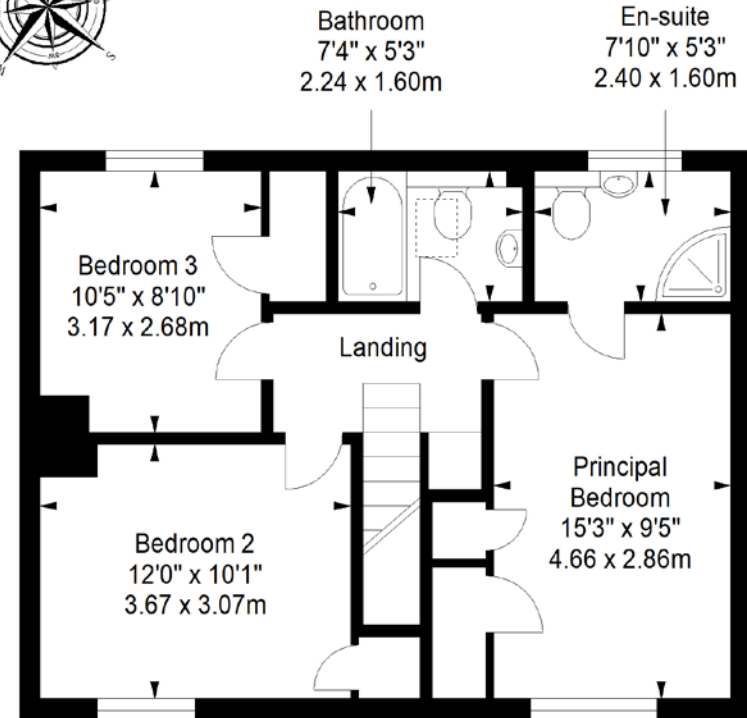
Lying close to the banks of the River Tweed and nestled amongst rolling hills, the former mill and spa town of Innerleithen enjoys an idyllic Scottish Borders setting. The town is served by a local supermarket, a library contact centre, a health centre, a pharmacy, a post office and several independent 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

**Ground Floor**  
Approx. 62.5 sq. metres (672.7 sq. feet)



**First Floor**  
Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 117.0 sq. metres (1259.4 sq. feet)

## Property Office:

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