

# 22 Horsbrugh Street

Innerleithen EH44 6LF

An Excellent Opportunity to Purchase a Bright and Spacious Three Bedroom, Semi-Detached House For Sale • Offers Over £160,000

Edwin  
Thompson





## BRIEF RESUME

- Three Bed Semi-Detached House
- Bright and Spacious
- Close to Local Amenities
- Quirky Interior
- Large Wraparound Garden

## DESCRIPTION

22 Horsbrugh is a well-presented semi-detached house situated in an advantageous position set back from the main road. It is believed to have been constructed around the 1940's. The property is of a cavity construction with rendered elevations under a hip-end roof clad in slate. The street side hedging and fence conceals generous gardens with driveway. There are further gardens to the rear of the property with adequate space to be separated to provide a safe place for pets and children and can be accessed via a pathway to the side of the building. Internally, the accommodation is very spacious and in good order with most rooms having undergone upgrading in recent years and a single bedroom still requiring some decoration.



## LOCATION

The property is situated on the southeast of the town, benefitting from being just a short walk from the town centre and scenic countryside walks down towards the River Tweed. Innerleithen is an attractive and historic town nestled in the stunning Scottish Borders countryside. Popular with commuters working in Edinburgh, tourists taking full advantage of activities in the town and surrounding area and families wanting a semi-rural lifestyle, Innerleithen is a fantastic choice to call home.

The town has a great selection of shops, cafes and eateries as well as hotels and B&B's and there are numerous outdoor activities locally including golf, fishing, mountain biking, hiking and climbing. There is also a vibrant cultural scene in the town which includes the annual Innerleithen Music Festival, an amateur dramatic society and a number of thriving local shops. The transport infrastructure is excellent and makes the town a magnet for those working in Edinburgh but preferring a more peaceful rural existence.

Life in Innerleithen offers the best of both worlds. While it retains the charm of a small Scottish town, it also provides modern amenities to ensure residents have all they need. Local shops, cafes, and restaurants offer a taste of Scottish hospitality, and nearby Peebles provides additional shopping and recreational options.

Innerleithen may be a hidden gem in the Scottish Borders, but its beauty, history, and sense of community make it a place worth discovering. Whether you're an outdoor enthusiast, a history buff, or simply seeking a peaceful escape from the hustle and bustle of city life, Innerleithen has something to offer. It's a reminder that sometimes, the most remarkable places are the ones that quietly grace the countryside, waiting to be explored and cherished by those who seek them out.

## What 3 Words

///clan.squeezed.woodstove







## GENERAL INFORMATION

22 Horsbrugh Street presents an exceptional opportunity to own a delightful 3-bedroom semi-detached house and potentially add value to the property. This inviting home boasts a range of features designed for comfortable living, including a shower room, a large living/dining area with access to a picturesque wraparound garden, and a convenient 2-car driveway.

This house offers three generously sized bedrooms, 2 double bedrooms and a good sized single, perfect for families or those in need of extra space for guests or a home office.

The open-plan living/dining space is the heart of the home, providing ample room for relaxation and entertaining. Large windows to the front and patio door to the rear flood the room with natural light, creating an inviting atmosphere. The exposed beams give the room character.

Step through the one of the rear doors and into your own private oasis. The wraparound garden is a haven for outdoor enthusiasts, offering plenty of space for gardening, relaxation, and al fresco dining. There is so much potential for this garden to be fully renovated and expand the living space externally. Perfect for any green fingered potential buyer to get stuck into.



The property is presented in a good order and sits in a position with a relatively private feel due to its large plot size and distance from the road. The property will appeal to investors, families and those looking to get away from the city. There is also scope for AirBnB and holiday let to target Innerleithens many tourists.

The local area appears to be benefitting from a good level of publicity and an increase in local tourism following large local investment in events including the rail link, leisure facilities and a general move towards country living. There are also a good number of other attractions locally, Edinburgh is also just a short drive away for commuters, breathtaking countryside with heritage walks and trails through the area. There are also local festivals at each of the local Border towns during the summer months celebrating the proud traditions of the area.

## Accommodation

The accommodation currently comprises:

Ground Floor — Entrance hall, living room, kitchen, utility cupboard, bathroom. (on split level)

First Floor — Three bedrooms, one with over stair storage cupboards.

Externally — Wraparound garden with secluded sitting area, plenty outdoor storage and 2 car driveway.



### AREAS

The property has been measured to provide the following approximate areas:

Description	Sq m	Sq Ft
22 Horsbrugh Street	103	1108

*E & oe Measurements taken using a laser measurement device.*

### ENERGY PERFORMANCE CERTIFICATE

C72

### FIXTURES AND FITTINGS

The property is being sold unfurnished. All white goods will be included in the sale

### SERVICES

All mains services are understood to be connected with the main heating system being gas fired.

### VIEWING

By appointment with the sole agents.  
 Edwin Thompson, Chartered Surveyors  
 76 Overhaugh Street  
 Galashiels  
 TD1 1DP

Tel. 01896 751300

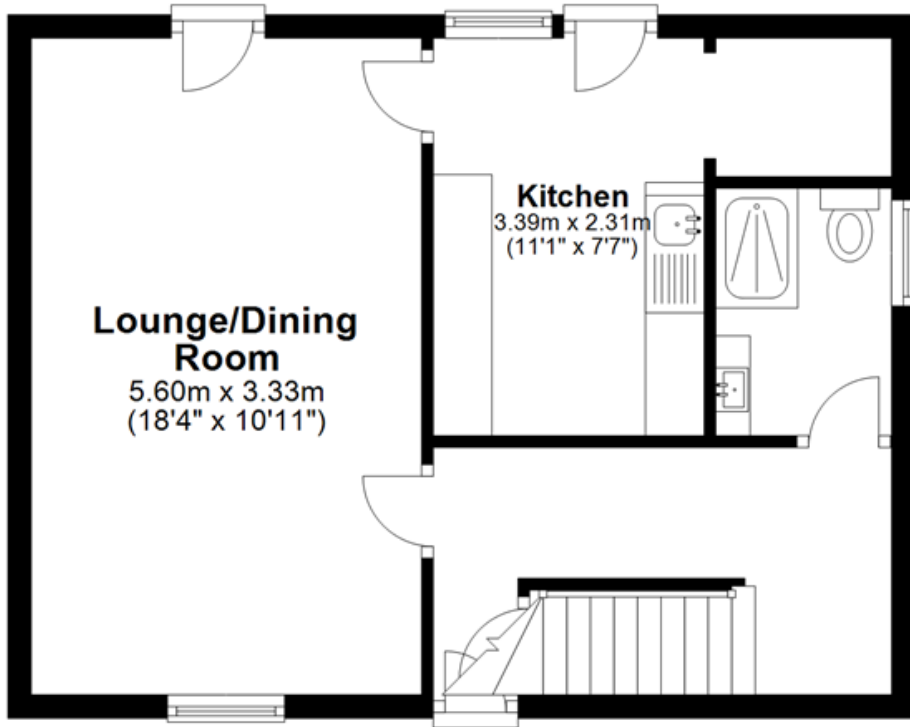
E-mail: [a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)





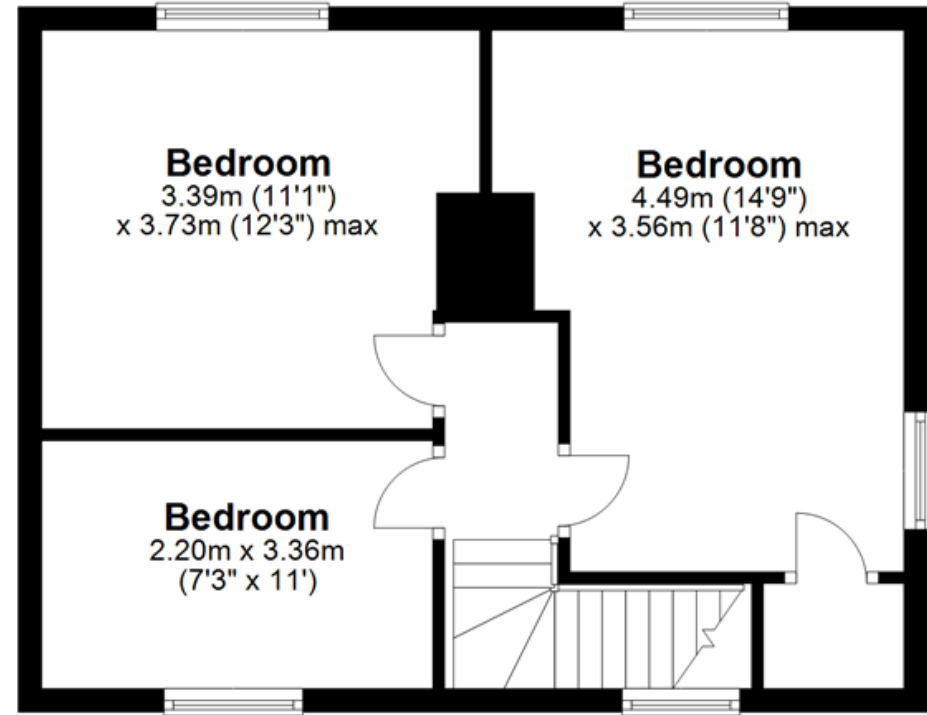
### Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



### First Floor

Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 82.3 sq. metres (885.5 sq. feet)

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