



79 High Street, Innerleithen, EH44 6HD

Tastefully Presented and Spacious, Three-Bedroom, Upper Flat, with a Garden

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Property Description

Tastefully presented and spacious, three-bedroom, upper flat, with a generous, private garden. Forming part of a period, stone-built terrace, near the centre of the charming and idyllic Scottish Borders town of Innerleithen.

Comprises an entrance hallway, living/dining room, kitchen, three double bedrooms and a shower room.

Highlights include a fitted kitchen, with a full range of appliances, a modern bathroom and contemporary flooring. In addition, there is gas central heating, double glazing, skylight windows and good storage, including an extensive loft space.

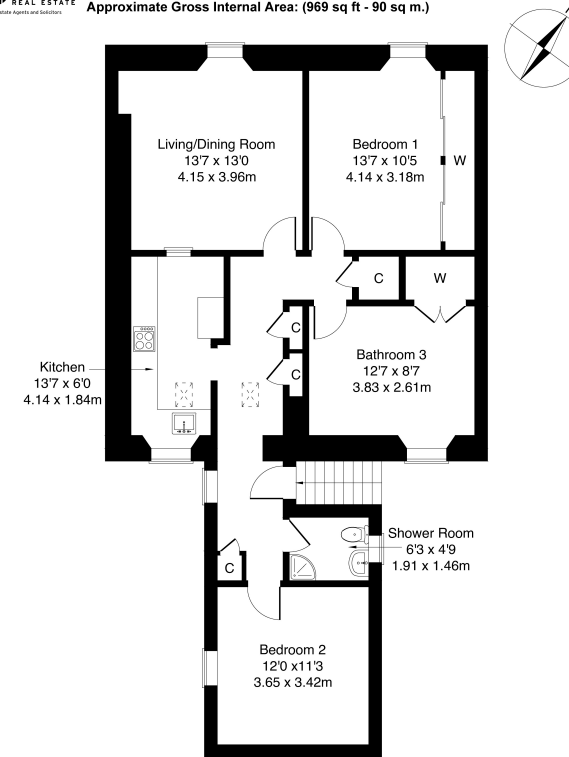
An exceptionally large garden plot includes a lawn, patios and three sheds, with an additional brick-built store close to the property entrance.

A shared pend from the High Street leads to the rear of the building, where an external staircase gives access to the property. A welcoming entrance hall features generous, built-in storage, a skylight window and wood-effect flooring. Set to the front, a good-sized public room includes a fireplace, carpeted flooring and a pendant light fitting. Featuring both a skylight and a window with views across the rear garden, a kitchen is fitted with traditional white units and stone-effect worktops. Appliances include an integrated oven, a gas hob, a stainless-steel canopy, a freestanding dishwasher, a fridge, a freezer, a washing machine and a dishwasher.

Three double bedrooms offer superb accommodation and include carpeted flooring and pendant light fittings, with bedrooms one and two further benefiting from built-in wardrobe storage.

Completing the accommodation, a modern shower room comprises a two-piece suit, set into storage, a corner shower cubicle, a ladder-style radiator and tiled splash walls and flooring.

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Approximate Gross Internal Area: (969 sq ft - 90 sq m.)

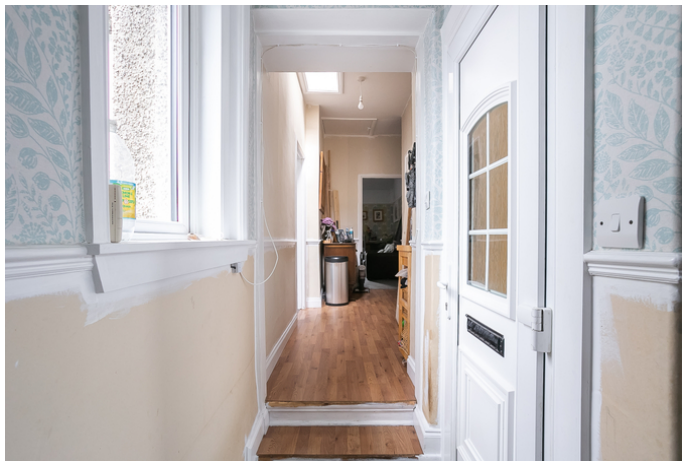


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Surrounded by the rolling hills of the Scottish Borders countryside, Innerleithen lies between Peebles and Galashiels, and around 28 miles from Edinburgh. This picturesque town is situated on the famous River Tweed, surrounded by impressive scenery and woodland trails, making this an ideal location for those who love the outdoors and a peaceful setting. A popular destination for day trippers, it offers a wealth of outdoor recreational opportunities with walking, golf, hillwalking, road cycling, salmon fishing, and the well-known MTB trails and 7 Stanes mountain biking centre

at Glentress, all available at your doorstep. The town is well served with a wide range of amenities including local independent shops, cafes, restaurants and health services, with further amenities available in Peebles and Galashiels. Innerleithen has its own primary school, whilst highly regarded secondary education can be found at Peebles. The A72 provides swift travel making it a convenient commute for countryside living; whilst there is a train station in Galashiels, with bus services within the town itself.





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