



Meall Garbh, 9 Millwell Park, Innerleithen, Scottish Borders, EH44 6JF

Spacious, Four-Bedroom, Detached Bungalow with Gardens, Driveway & Garage

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Property Description

Beautifully-presented and spacious, four-bedroom, detached bungalow, with generous gardens, driveway and an integrated double garage. Set on an elevated plot, in a desirable residential area of the sought-after and idyllic Scottish Borders town of Innerleithen. Comprises an entrance hallway, a semi-open-plan living room and dining/kitchen, a conservatory, a study, four flexible bedrooms, two en-suites (one with a sauna), and a family bathroom.

Highlights include a generous floor plan with good natural light throughout, exceptional views over the rolling hills and countryside, and a quality fitted kitchen and bathrooms. In addition, there is extensive quality hardwood flooring, gas central heating, double glazing, solar PV, and a Juliet balcony for the master bedroom.

Further highlights include a range cooker, an elevated garden summer house, and an extensive loft space mirroring the floorplan. Superb integrated storage is also provided by a large integrated garage with power lighting, an automatic door and a utility area.

Immaculately maintained gardens include a lawn to the front; and to the rear is an eclectic mix of shrubbery, a lawn, patios, and planting beds.

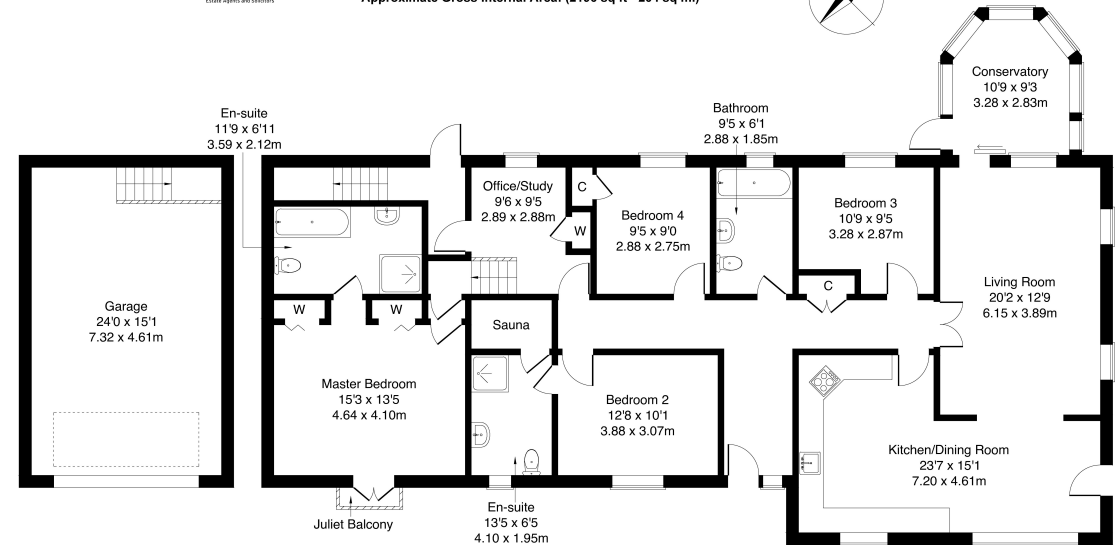
A wide and welcoming entrance hall affords access throughout the majority of the property, and features built-in storage provision and oak flooring. An exceptionally spacious semi-open-plan public room with a triple aspect, including two stunning arched windows, allows plentiful natural light, and features superb space for lounge furniture and sliding doors leading to a conservatory, offering a further lounge area and garden access. Set to the front of the room, with further garden access, there is a dining area, with the kitchen on one side, offering further dining space. Modern fitted units include a sink with a drainer, a range cooker, a dishwasher and a fridge; whilst a washing machine and a freezer are housed in the garage.

Set to the rear, a flexible study/home office provides access to stairs leading to the generously sized master bedroom, with carpeted flooring, a Juliet balcony with superb open views, two built-in wardrobes and a modern four-piece en-suite including a jacuzzi-style bathtub. Set on the ground floor are three further carpeted bedrooms, with bedroom two featuring built-in wardrobes, an en-suite shower room and a sauna. Completing the accommodation, the bathroom is fitted with a stylish three-piece suite including tiled splash walls and flooring, and a ladder-style radiator.



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Approximate Gross Internal Area: (2196 sq ft - 204 sq m.)



Garage

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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