BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



3 WAVERLEY MILLS

INNERLEITHEN, SCOTTISH BORDERS EH44 6RH

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WELCOME TO

3 WAVERLEY MILLS

Accommodating four bedrooms, a lounge, a dining kitchen, and three bathrooms, this detached property has a welcoming porch and bay window frontage and is within an established modern development. The home enjoys lovely hill views, a sunny garden and a private double driveway.

The front door is set within the porch and opens into a hall that leads through to a dining kitchen. The kitchen has integrated appliances comprising an oven, hob, and extractor hood. An under-counter washing machine is also included. Provision is made for a seated dining area set next to patio doors.

To the left on entry is a bay-windowed lounge with a Laura Ashley style Portuguese marble fireplace. Across the hall is a downstairs bedroom with an adjacent shower room and toilet.









Upstairs, a landing (with storage) leads to the home's further three bedrooms, all neutrally decorated, carpeted for comfort, and supplemented by built-in wardrobes. The principal bedroom boasts its own en-suite shower room, whilst the rear-facing sleeping area enjoys lovely hill views. Finally, a family bathroom completes the accommodation on offer. Gas central heating (with an electric heater in the fourth bedroom) and double glazing ensure year-round comfort and efficiency.

Externally, the house is complemented by a good-sized and favourably southeast-facing rear garden, predominantly laid to lawn and securely fenced – reassuring for those with children and pets. Off-street parking is provided by a private double front driveway.

Extras: All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, washing machine and living room fireplace and mirror will be included in the sale.

FEATURES

- Detached house in Innerleithen
- Lovely hill views
- Welcoming entrance hall
- Lounge with marble fireplace
- Lovely dining kitchen with rear access
- Four bedrooms (three with built-in wardrobes)
- One en-suite shower room
- Additional ground floor bedroom, adjacent ground floor shower/WC
- Family bathroom
- Sunny, good-sized rear garden
- Private double driveway
- Gas central heating and double glazing



THREE BEDROOMS WITH BUILT-IN WARDROBES, AN EN-SUITE SHOWER ROOM, AND AN ADDITIONAL SHOWER ROOM







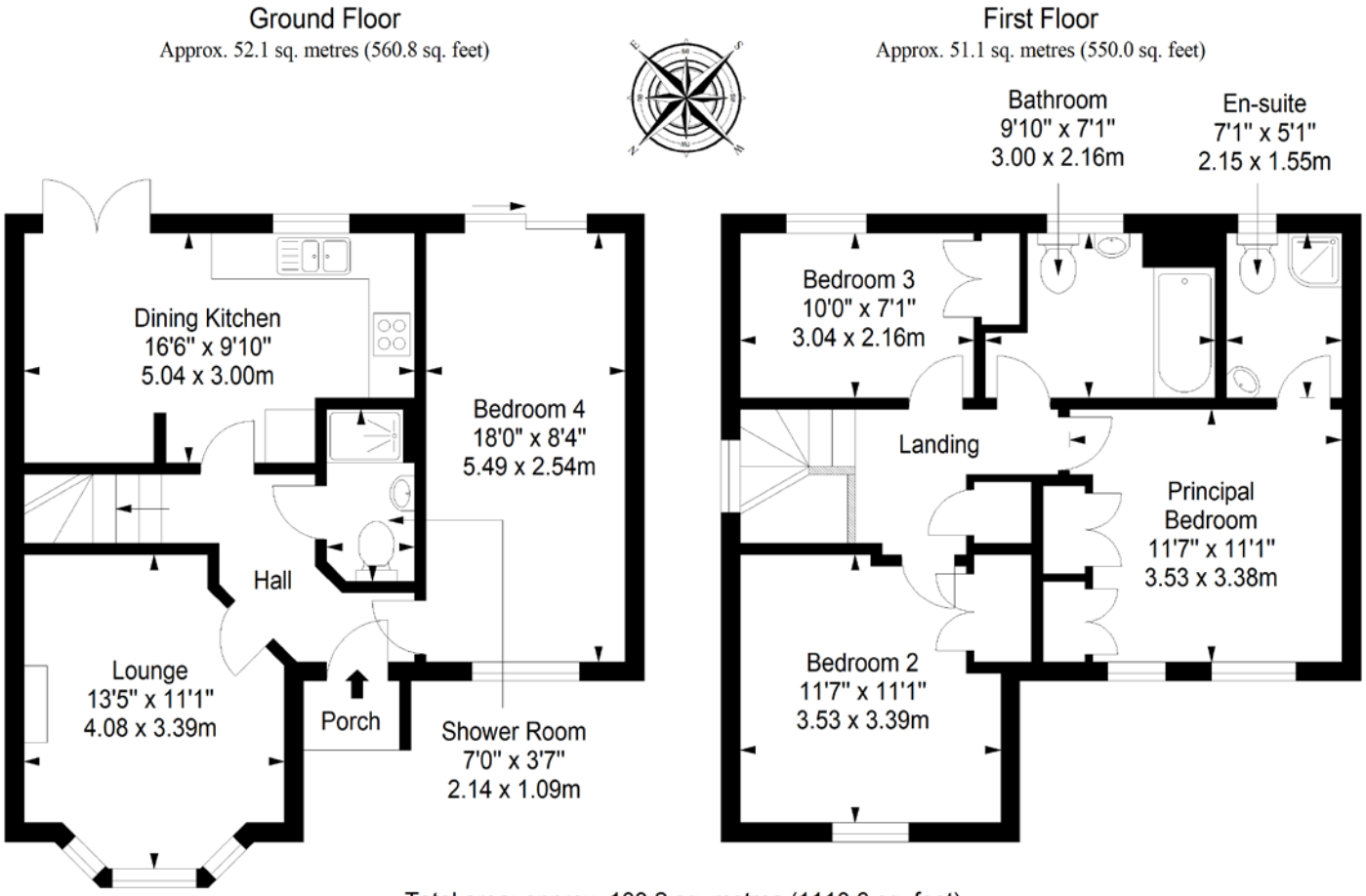
THE AREA

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, a health centre, a pharmacy, a Post Office and several independent shops including bakeries and a butcher. 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 in one of Scotlands premier mountain bike centres, and has the new innovation centre due to open in the coming year Innerleithen also hosts its own park and a local history museum at St Ronan's Wells. Primary and nursery schooling is provided locally, followed by secondary education in Peebles. 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 recently re-opened Borders Railway.

FLOORPLAN



Total area: approx. 103.2 sq. metres (1110.8 sq. feet)

Property Office:
15 Eastgate, Peebles EH45 8AD | **Tel:** 01721 721515 | **Email:** property@blackwoodsmith.com | www.blackwoodsmith.com

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