



lindsays

Hamildean, 55 Leithen Road,
Innerleithen, EH44 6HY

"A delightful semi-detached house with fabulous extension and superb views"

- Entry vestibule & hall
- Wonderful open plan family room
- Modern fitted kitchen
- Dining Room
- Contemporary bathroom
- Utility Room
- Principal bedroom with built in wardrobes
- Two further double bedrooms

EPC Rating - E

OFFERS OVER £260,000



Description

A delightful semi-detached house with a fabulous extension and superb views in the wonderful town of Innerleithen. The property is presented in move in condition and offers spacious and flexible living accommodation throughout, with a mix of modern and period features. The property is entered via a lovely vestibule with tiled flooring, leading into a large hall with flagstone flooring and access to all rooms. The principal bedroom is a generous size and has a range of built in cupboards. The family bathroom has a three-piece suite including a roll top bath and shower overhead. There is a spacious dining room with traditional press cupboard and feature fire, and this leads through into the recently extended open plan kitchen family room. The kitchen features a range of fitted units and butchers block, and the family room is a lovely contemporary space flooded with light thanks to the bi-folding doors leading to the garden. To the first floor, there are two spacious double bedrooms and a separate WC.

Externally, the property has an easily maintainable rear garden which is fully enclosed and offers wonderful views to the nearby hills. The property benefits from a gas central heating system and is fully double glazed.

Area

Please use Innerleithen area text

Viewing

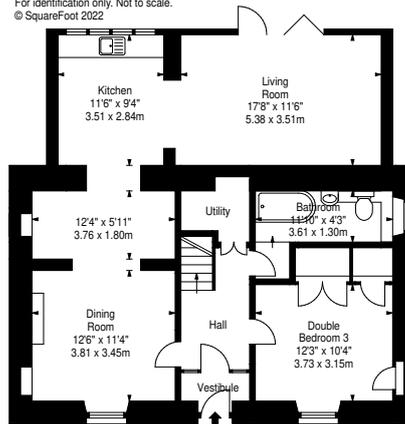
by appointment contact Lindsays on propertyadmin@lindsays.co.uk



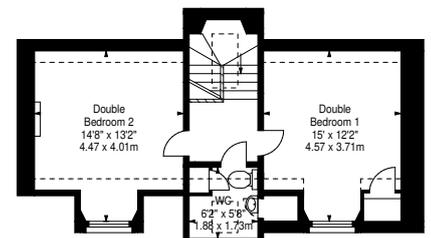
Leithen Road,
Innerleithen,
Scottish Borders, EH44 6HY



Approx. Gross Internal Area
1466 Sq Ft - 136.19 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.