

Peebles

Call 01721 723999

Offers Over £150,000



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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13 Caberston Road, Walkerburn, EH43 6AT

Mid-terraced whinstone cottage located in the peaceful Walkerburn Village. The property features two generously sized double bedrooms, offering plenty of space for comfort. The modern shower room is both practical and stylish. To the front, there is an open outlook with superb panoramic views over the River Tweed and the surrounding hills. The enclosed garden grounds, predominantly laid to lawn, provide a peaceful outdoor space, with direct access to countryside walks along the River Tweed, biking trails and a plethora of popular outdoor pursuits. With its traditional whinstone exterior, the cottage blends original character with the convenience of modern living.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with wood burning stove
- * Kitchen
- * Newly installed modern shower room
- * Two large under stair cupboard providing ample storage

FIRST FLOOR

- * Upper landing
- * Large storage cupboard
- * Large bay windowed double bedroom
- * Further double bedroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private fully enclosed garden grounds
- * Ample un-restricted on-street parking

Situation

Walkerburn is a picturesque village lying within a stunning backdrop of the rolling hills of the Scottish Borders. The surrounding area is particularly notable for a wide array of recreational activities including mountain biking in Innerleithen and Glentress Forest, excellent hill walking, horse riding and fishing on the River Tweed. The Macdonald Hotel and Country Club at Cardrona offers a spa/health club and 18 hole championship golf course. Located mid way between Peebles and Galashiels, the village is served with a shop, coffee shop, and a primary school. A good range of amenities can be found in both Peebles and Galashiels including superstores, banks, medical centres and highly regarded secondary schools. The village is within commuting distance of Edinburgh with a regular bus service to Edinburgh and nearby towns, and the Borders rail link from Galashiels.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included.

No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Scottish Borders Council Tax Band B

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
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