

**Peebles**

Call 01721 723999

**Offers Over £65,000**



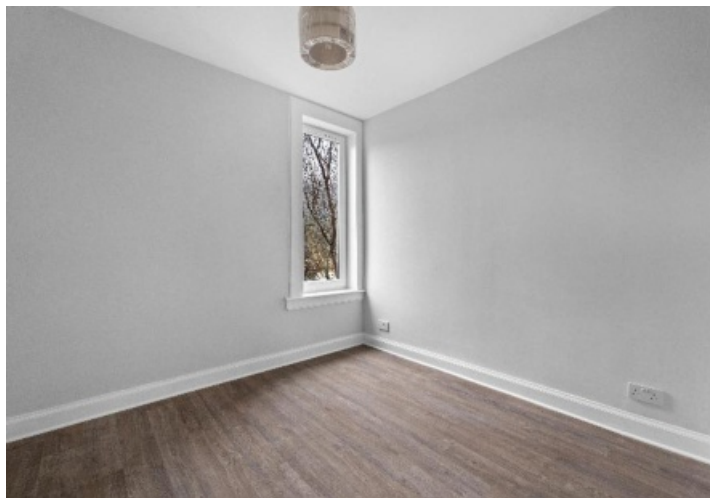
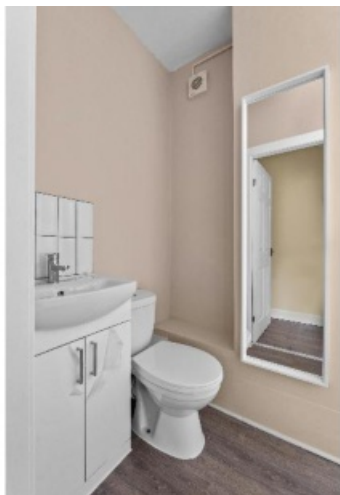
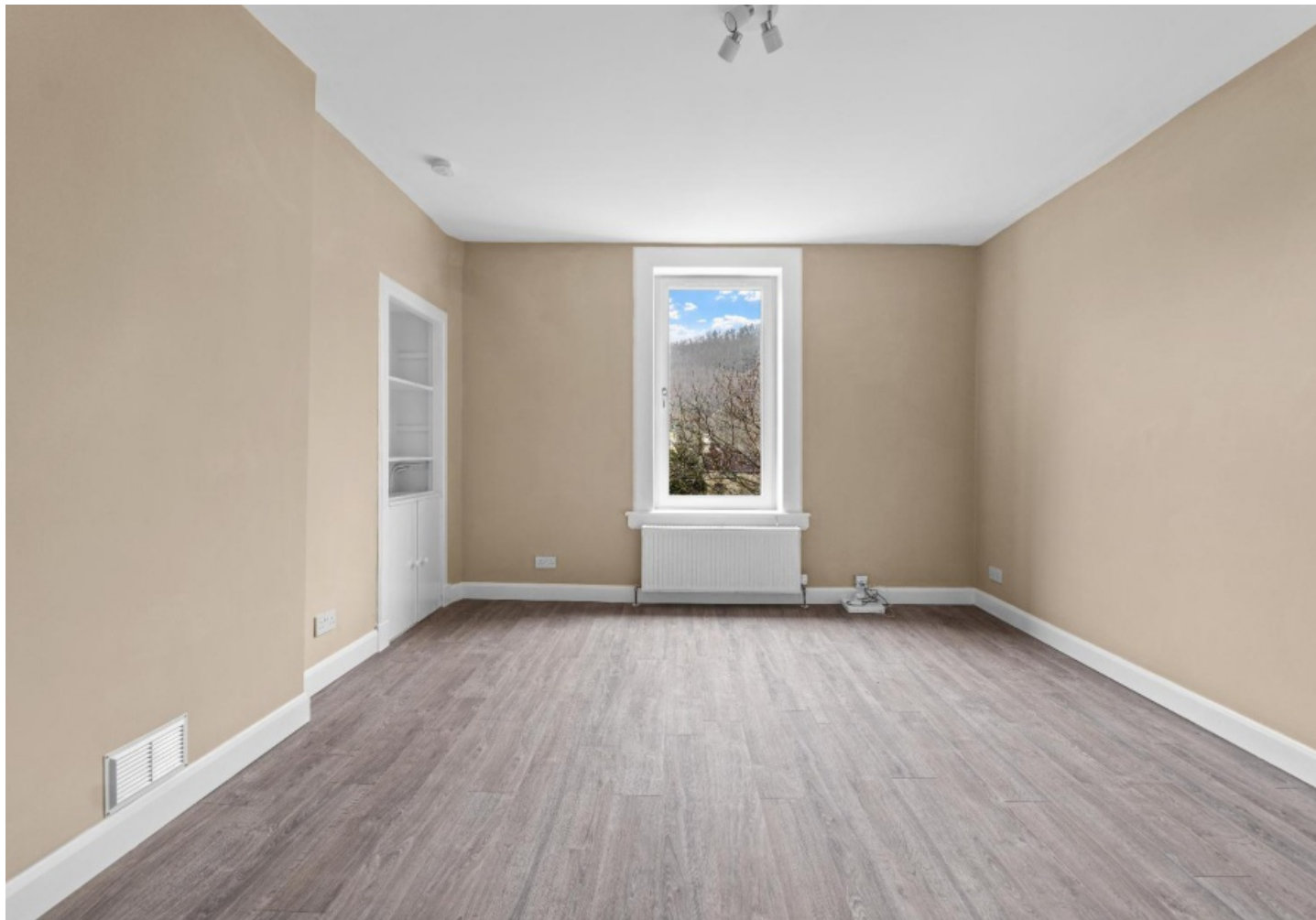
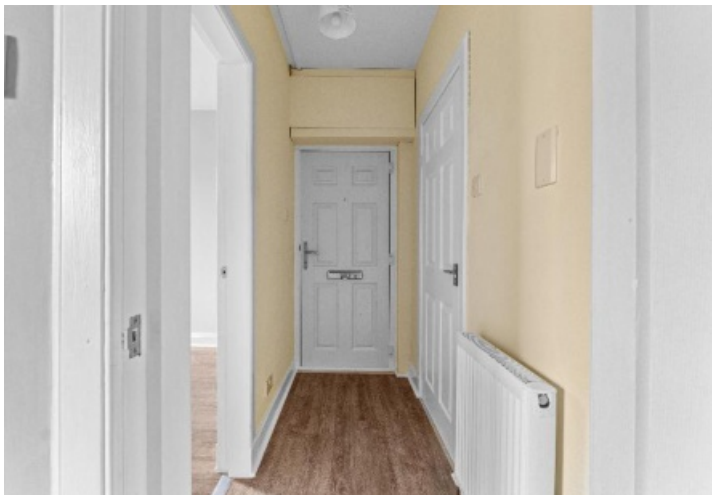
**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

[WWW.CULLENKILSHAW.COM](http://WWW.CULLENKILSHAW.COM)



**2 Tweedvale Place, Walkerburn, EH43 6AL**





2 Tweedvale Place has been fully modernised and upgraded, offering a stylish and comfortable home in a picturesque setting. The property features contemporary interiors with quality finishes, ensuring a move-in-ready experience. Benefiting from gas central heating and a shared garden, it provides both efficiency and outdoor space for relaxation. Located in the scenic Tweed Valley, the village offers essential amenities and easy access to outdoor activities such as cycling and hiking. This upgraded flat presents an excellent opportunity for first-time buyers or investors looking for a well-connected yet peaceful retreat

## Accommodation

### SECOND FLOOR

- \* Main door
- \* Hallway
- \* Open plan living room / kitchen
- \* Double bedroom
- \* Shower Room

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Shared garden

## 2 Tweedvale Place, Walkerburn, EH43 6AL

Approximate Gross Internal Area = 34.5 sq m / 371 sq ft

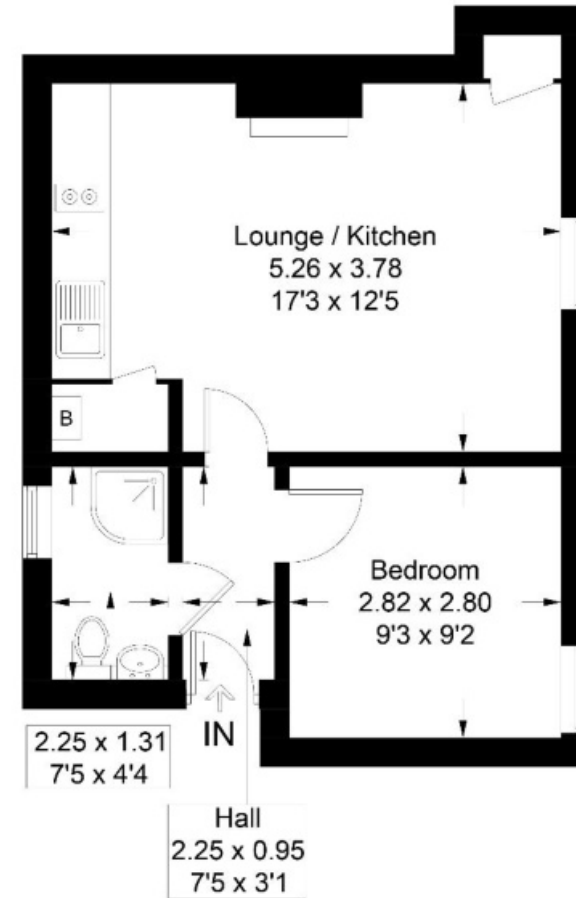


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1173073)

### 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, where applicable.

### Services

Mains gas, electricity, water and drainage

### EPC

C

### Council Tax

Scottish Borders Council Tax Band A.

### 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**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.