

Peebles

Call 01721 723999

Offers over £105,000



CULLEN KILSHAW
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37 Tweedholm Avenue East, Walkerburn, EH43 6AP



This welcoming ground floor flat is a great find in the heart of Walkerburn, offering easy living in a beautiful Borders setting. With around 42m² of space inside, it's well laid out and ideal for a first home, downsizing, or as a straightforward rental option. One of its best features is having its own front and back door entrances — something you don't often get with a flat — along with a good-sized private garden that's perfect for relaxing, entertaining, or even a bit of gardening.

Accommodation

GROUND FLOOR

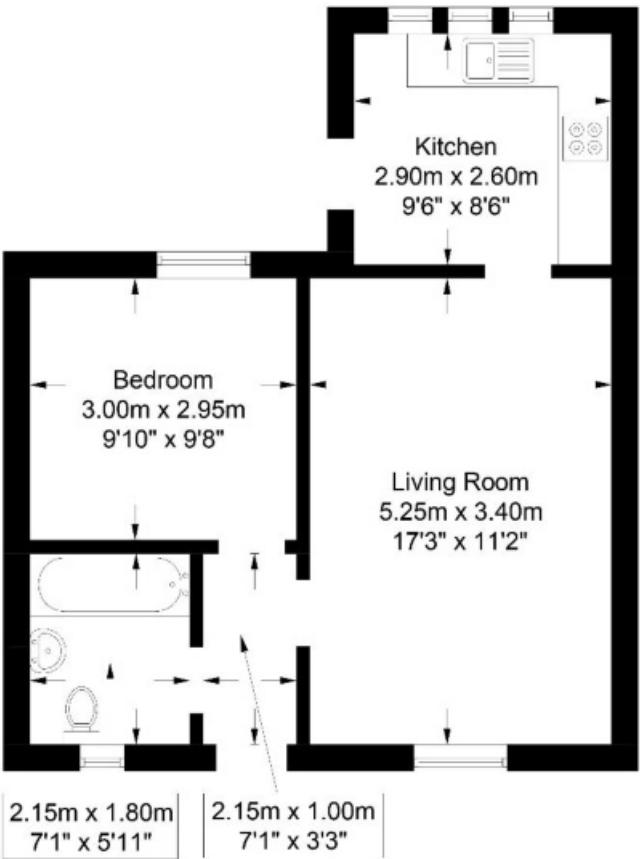
- * Main door entrance
- * Hallway
- * Living room
- * Kitchen with external door to the rear
- * Bathroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private gardens to the front and rear

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Approximate Gross Internal Area = 42.4 sq m / 456 sq ft



Ground Floor

(Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232048))

Situation

Walkerburn is a charming village set amidst the rolling hills of the Scottish Borders, offering an idyllic setting with a wealth of outdoor pursuits on its doorstep. The area is internationally recognised for its recreational opportunities, including world-class mountain biking at Innerleithen and Glentress Forest, excellent hillwalking, horse riding, and a newly developed pump and jump bike track within the village itself. The River Tweed, which flows nearby, is world-renowned as one of the finest salmon fishing rivers in Europe. Anglers from across the globe are drawn to its waters, with the stretch running through the Borders particularly celebrated for both the quality and consistency of its salmon runs, making it a highly sought-after location for fishing enthusiasts. Additional leisure amenities can be found at the Macdonald Hotel and Country Club at Cardrona, which offers a spa, health club, and an 18-hole championship golf course. Walkerburn itself provides a good range of local amenities including a village shop, coffee shop, two hotels, and a primary school, while a more extensive selection — such as supermarkets, banks, medical centres, and highly regarded secondary schools — is available in nearby Peebles and Galashiels. The village also benefits from excellent transport connections, lying within commuting distance of Edinburgh via a regular bus service to the Capital and surrounding towns, together with access to the Borders Railway from Galashiels.

Fixtures and Fittings

All fixtures and fittings form part of the sale, including fitted flooring, light fittings, blinds and curtain poles, where applicable

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders Council. 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

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

Also At:

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Annan,	Tel 01461 202 866/867
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Full members of:



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