

**Peebles**

Call 01721 723999

**Offers Over £310,000**

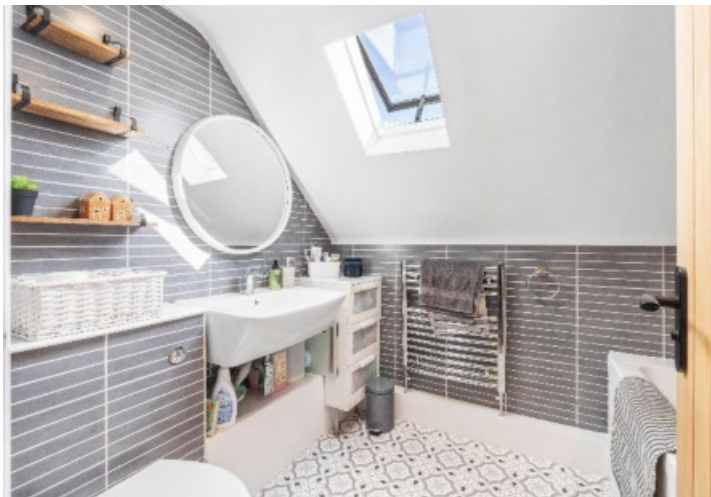
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**Oliverbank West, Tweedsmuir, Biggar, ML12 6QS**





Oliverbank West, Tweedsmuir, Biggar – Offers Over £310,000

Oliverbank West is a delightful semi-detached cottage offering a wonderful combination of traditional character and modern comfort. Constructed around 1890, the property enjoys a quiet semi-rural location close to the village of Tweedsmuir, surrounded by beautiful Borders countryside. The property is ideally situated within easy reach of both the bustling market town of Biggar (approximately thirteen miles away) and the popular town of Peebles, around twenty miles to the north, which offers a wide selection of independent shops, restaurants, and recreational facilities.

The accommodation extends to around 92m<sup>2</sup> (excluding the conservatory, which adds a further 10m<sup>2</sup>) and is thoughtfully arranged over two floors, offering bright and versatile living space.

Set within approximately 0.8 acres, the property enjoys generous and attractively landscaped garden grounds, offering an excellent degree of privacy and outdoor space. A gravel driveway provides ample off-street parking, while a patio area offers a perfect spot for outdoor dining and relaxation.

In addition, the property benefits from a large garden room/home office, of timber construction with a synthetic rubber roof covering—ideal for remote working, hobbies, or studio use.

Accommodation

GROUND FLOOR

- \* Hallway
- \* Living Room with a multi-fuel stove and pleasant views over the surrounding area
- \* Dining kitchen
- \* Conservatory

FIRST FLOOR

- \* Upper landing
- \* Two spacious double bedrooms
- \* Further bedroom
- \* Family bathroom with over-bath shower

ADDITIONAL INFORMATION

- \* Oil fired central heating
- \* Underfloor heating in the kitchen and the bathroom
- \* Double glazing
- \* Private enclosed garden grounds incorporating a patio area
- \* Large timber garden room / home office
- \* Timber / profiled sheet store
- \* Driveway providing ample parking

Oliverbank West, Tweedsmuir, ML12 6QS

Approximate Gross Internal Area = 109.4 sq m / 1177 sq ft  
Outbuilding = 27.7 sq m / 298 sq ft  
Total = 137.1 sq m / 1475 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1247786)

Situation

The subjects are located in the peaceful rural hamlet of Tweedsmuir, where surrounding properties are of varying age and character. A wider range of shops, services, and leisure facilities can be found in the nearby towns of Biggar, Peebles, and Moffat. The area is well connected by road, with the A701 providing direct access north to Broughton and Biggar, and south toward Moffat and the M74, offering links to Edinburgh, Glasgow, and the south of Scotland. Regular bus services operate between local towns, and train stations can be found in Lockerbie and Carstairs for wider rail travel. Tweedsmuir lies within the catchment area for Broughton Primary School and Peebles High School, both of which are well-regarded in the region.

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 electric

EPC

Band E

Council Tax

Band C

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

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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.