

Peebles

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Offers Over £135,000



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38 Tweedholm Avenue East, Walkerburn, EH43 6AR



A spacious and well-presented two-bedroom ground floor flat forming part of a traditional stone-built property in the village of Walkerburn. The property has been extended to include a bright sitting room with patio doors leading out to a decking area and private rear garden, offering wonderful views over the River Tweed and the surrounding hills. Offering generous accommodation, a private outdoor space, and a convenient location close to local amenities, this home combines period character with modern comfort — ideal for first-time buyers, downsizers, or those seeking a peaceful home in the Scottish Borders.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Kitchen
- * Living room with open fire
- * Sitting room with patio doors to the rear
- * Two spacious double bedrooms
- * Bathroom with separate shower compartment

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private fully enclosed garden ground to the rear incorporating a decked area

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Approximate Gross Internal Area = 92.0 sq m / 990 sq ft

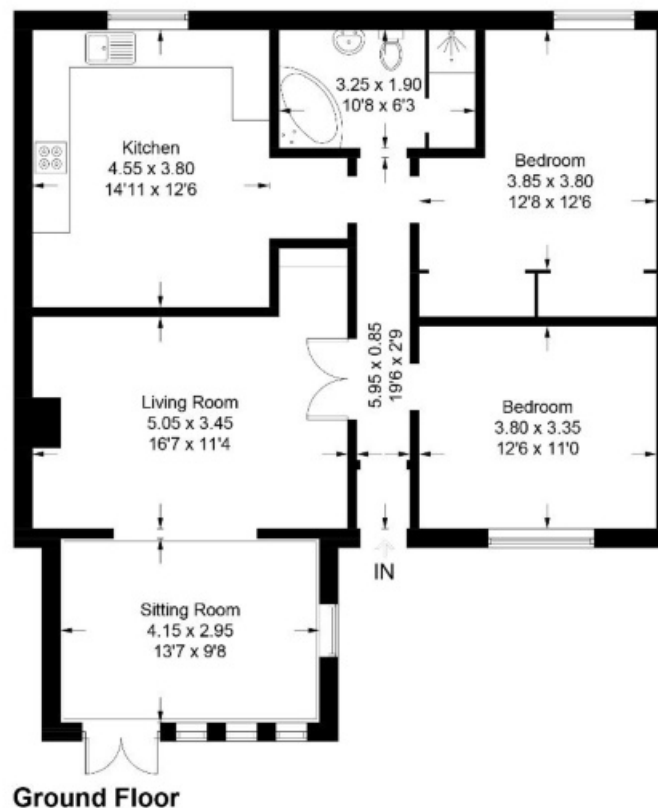


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247358)

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, two hotels 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

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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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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