

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

## 38 Tweedholm Avenue East, Walkerburn, EH43 6AR

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

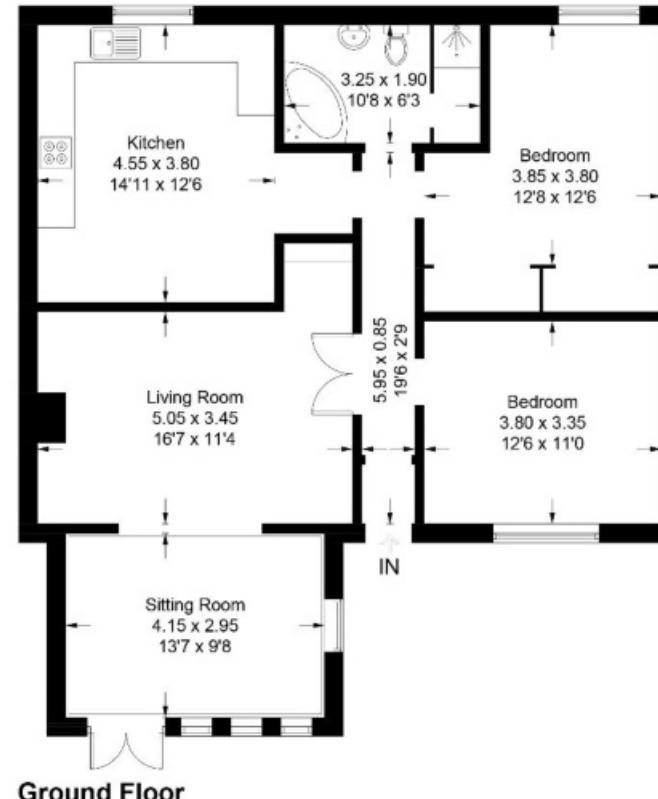


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247358)

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.

### Fixtures and Fittings

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

Interested in this property?

**Peebles**

Call 01721 723999

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