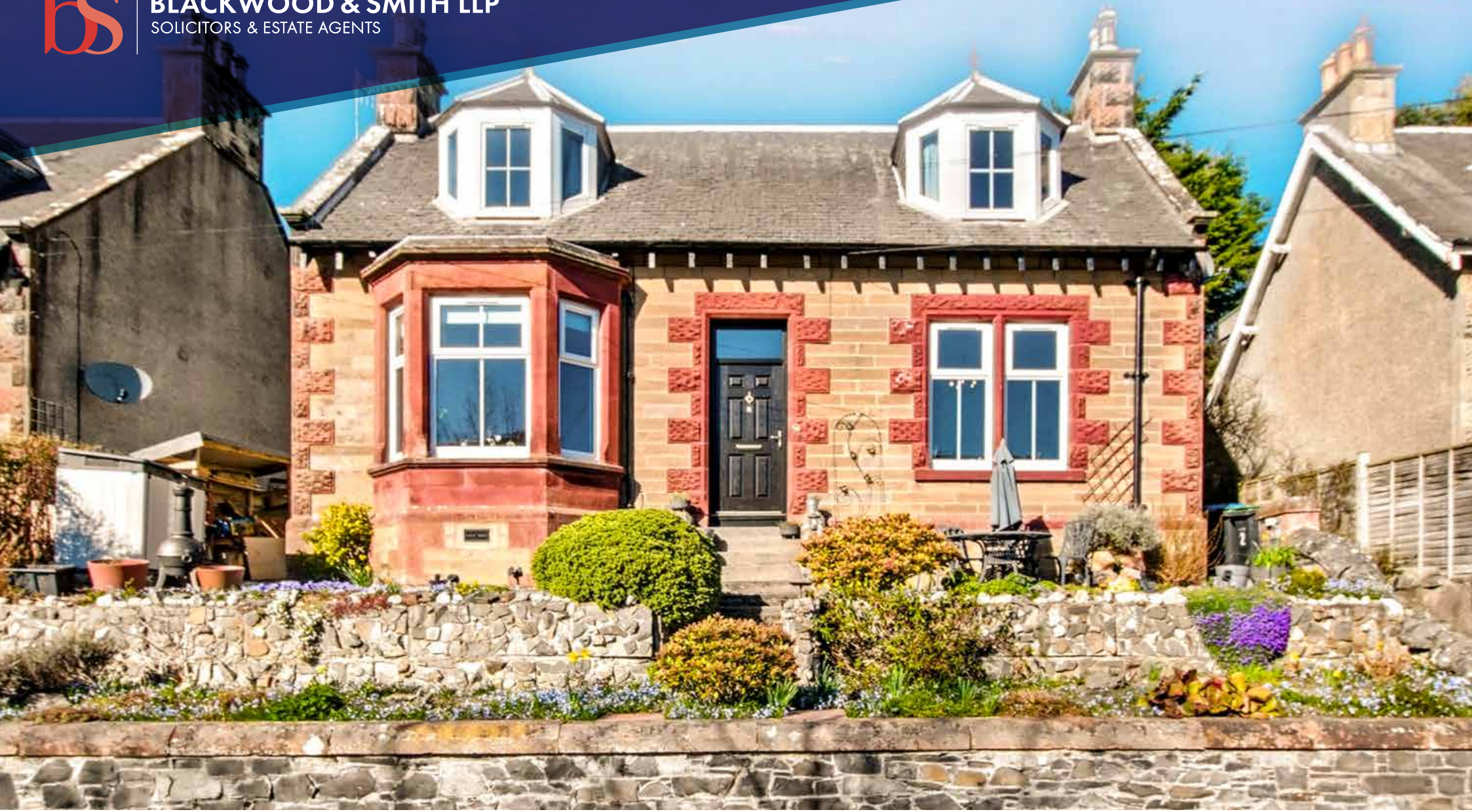




BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



2 CABERSTON AVENUE

WALKERBURN, SCOTTISH BORDERS EH43 6BA



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WELCOME TO

2 CABERSTON AVENUE

Enjoying an elevated position on an established street in Walkerburn, with wonderful open views over the river and the hills, this traditional detached house has been tastefully and sympathetically modernised and offers three bedrooms, a large living room, a kitchen, a bathroom, and a separate WC. Externally, the house is accompanied by delightful front and rear gardens and unrestricted on-street parking.

The front door is set back from the road behind a colourful garden and opens into an entrance vestibule with traditional floor tiling, flowing through to a hall with neutral décor and handsome wood flooring. Immediately on your left, you step into a living room, enjoying a wonderfully light and airy ambience owing to a generous floorspace and a large south-facing bay window capturing sunny natural light throughout the day and framing views of the river, hills, and woodland. The room offers plenty of space for furniture and enjoys a striking fireplace nestling a multi-fuel stove, an Edinburgh press, classic corning, and a ceiling rose. Across the hall, a flexible room (with a WC) awaits that can be utilised in a number of ways to suit the new owner, including as a dining room, a children's playroom, or a third bedroom, and it features a beautiful fireplace. It also boasts the same sunny aspect and open views as the living room. The kitchen is situated to the rear of the property and is well-appointed with a wide range of timeless wall and base cabinets, gleaming granite worktops, a Belfast sink, splashback tiling, and integrated appliances. These include a double oven, a gas hob, and an extractor fan, whilst an undercounter washing machine and dishwasher are included. The kitchen is adjoined by a utility area/boot room with garden access.





Completing the ground-floor is a four-piece bathroom comprising a freestanding, roll-top bathtub, a large corner shower enclosure, a traditionally styled WC-suite, and a tall chrome towel radiator.

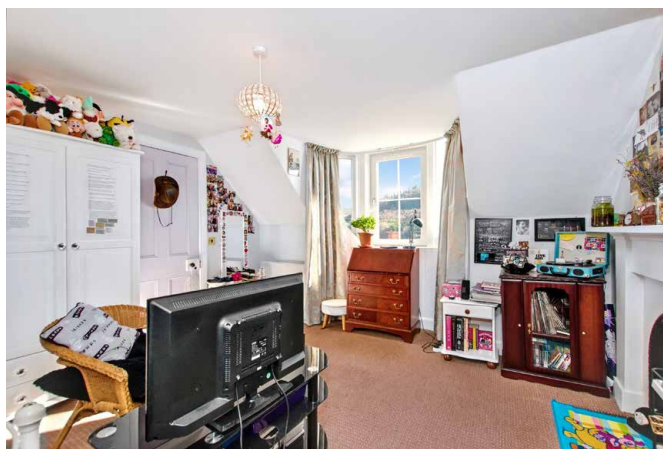
On the first floor, a landing (with storage) leads to the two remaining bedrooms with both fronted by south-facing dormer windows with wonderful views. Both sleeping areas are neutrally decorated, carpeted for comfort, and feature lovely fireplaces. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is accompanied by a delightful, colourfully planted front garden, as well as a spacious rear garden featuring a good-sized lawn, a rockery, a drying area, a large shed, and a coal store. Unrestricted on-street parking can be found on Caberston Avenue.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, washing machine, and dishwasher will be included in the sale.

FEATURES

- Traditional detached house in Walkerburn
- Attractive, modern interiors and tasteful décor
- Wonderful open views of the river and hills
- Entrance vestibule and hallway
- South-facing, bay-fronted living room with open views and multi-fuel stove
- Well-appointed kitchen with adjoining utility room
- Versatile dining room/bedroom three with WC
- Two further double bedrooms
- Four-piece family bathroom
- Front and rear gardens
- Unrestricted on-street parking
- Gas central heating and double glazing

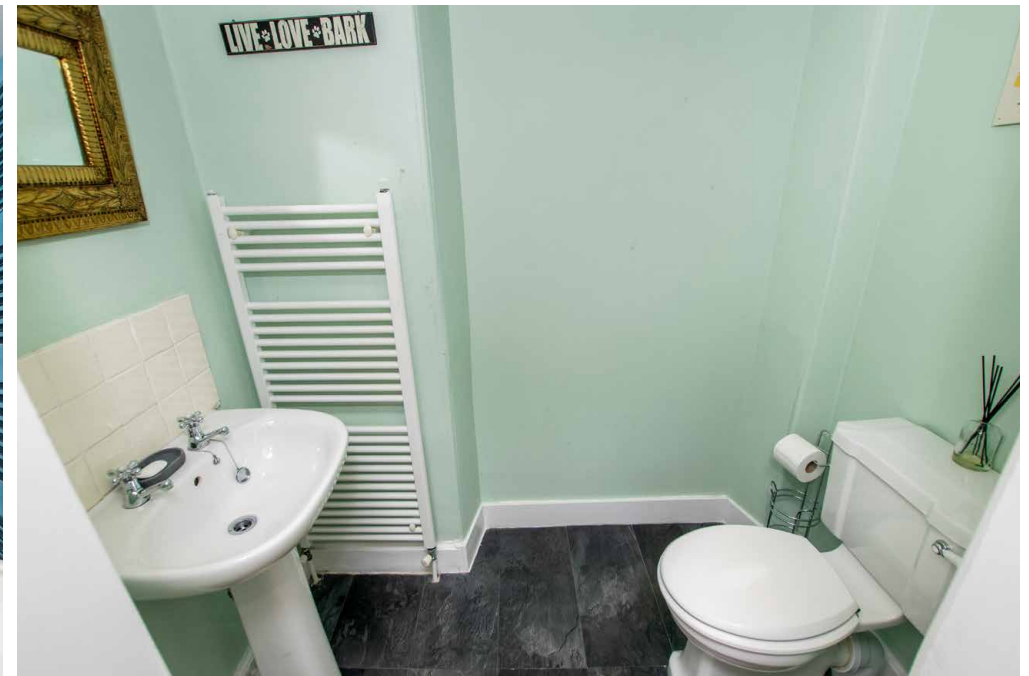






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ATTRACTIVE, MODERN INTERIORS
AND TASTEFUL DÉCOR



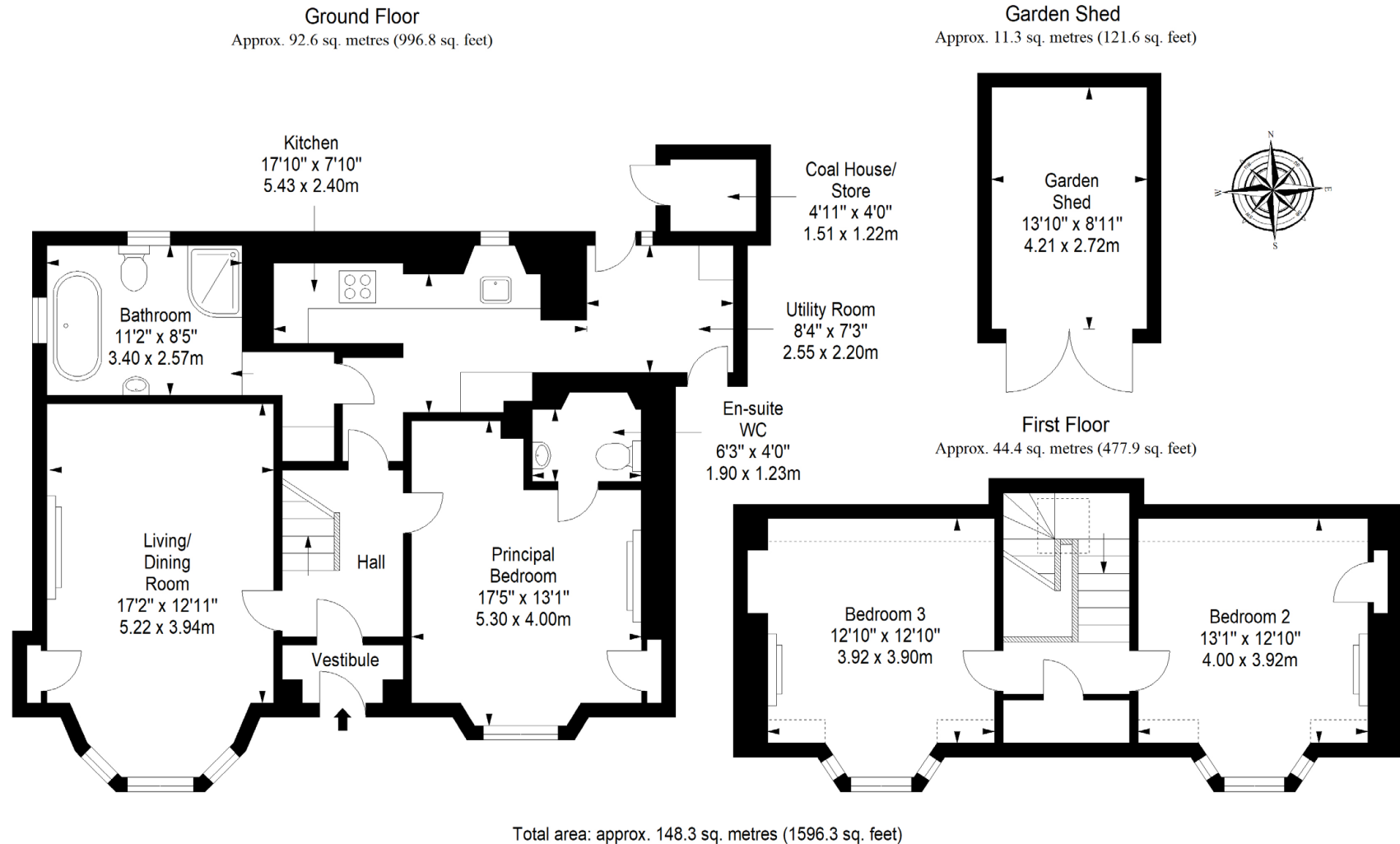


THE AREA

WALKERBURN

Situated on the banks of the picturesque River Tweed and surrounded by scenic Scottish Borders countryside, the quaint village of Walkerburn lies just under 9 miles from Peebles and 10 miles from Galashiels. The former mill village is served by a convenience store, a Post Office and a coffee shop, with more extensive retail and diverse arts and leisure facilities available in Peebles and Galashiels. At the heart of Walkerburn is the village hall, which hosts several community groups, health and fitness classes, and activities to suit all ages and interests. There is also a traditional social club and a bowling club, just across the River Tweed. Nursery and primary education are provided locally at Walkerburn Primary School, followed by outstanding secondary education at nearby Peebles High School. For further education, Galashiels is home to the main campus of Borders College and offers a fantastic environment in which to gain additional qualifications. The A72 passes through Walkerburn, making commuting by car across the Scottish Borders and into Edinburgh fast and efficient. A regular bus service operates between Edinburgh and Galashiels, while the nearest train station in Galashiels offers convenient links to the heart of the capital. There is also a cycling/walking trail running from Walkerburn to Eddleston, past Glentress mountain bike trails, and through Peebles. It takes in Innerleithen just 2 miles away (40 minutes by foot, 10 minutes by bike) which boasts a great range of amenities, including high street shops, pubs, and cafes.

FLOORPLAN



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