



7 Peebles Road, Walkerburn Peeblesshire, EH43 6AY
Offers Over £135,000



JBM ESTATE AGENTS

Positioned centrally within the charming Borders village of Walkerburn, a fantastic two-bedroom main door first and second floor flat positioned within a traditional stone-built terraced building.



DESCRIPTION:

Dating back to the late 1800's, this property boasts fresh interiors throughout, showcasing a tastefully upgraded kitchen that seamlessly blends with its original features, enhancing its charm while accommodating for modern living. Spanning an impressive 1013 square feet, this property offers a comfortable layout suitable for a variety of purchasers, including first-time buyers, investors, or those seeking a Scottish Borders holiday retreat. Early viewing comes highly recommended.

Entered at ground level through a private main door, and internal stairwell to the first floor, the internal accommodation comprises; a spacious sitting room graced with soaring ceilings, adorned with two front-facing windows with seating that flood the space with natural light, accentuated by an inviting gas fireplace that serves as a warming focal point. Accessible from the sitting room, the recently upgraded kitchen showcases a range of tastefully stylish base units seamlessly incorporating a stainless steel sink unit beneath a rear-facing window, providing picturesque countryside views. Integrated appliances include an electric oven, gas hob, and an extractor hood, while ample space and utility connections are available for a washing machine and a fridge freezer. Located to the rear, and completing the first floor accommodation is a spacious family bathroom featuring a WC, wash hand basin, and a panelled bath with an overhead shower. Natural light streams in through two opaque windows. Up on the first floor, the principal bedroom stands out with its original cast iron fireplace, and dual aspect windows, flooding the room with natural light offering breathtaking views over the River Tweed and up through the spectacular tree lined Valley. Adjacent, is a further comfortable double bedroom enjoying the same magnificent views, whilst across the landing, and completing this level is a versatile room that would perfectly serve as a separate home study or nursery, an adaptable space to suit the needs of the new owners.

OUTSIDE:

Externally; although there are no garden grounds with the property, an array of parks, riverside walks, and leisure facilities are available on the doorstep, not to mention direct access to the fantastic cycle paths and beautiful Tweed Valley countryside for exploring. Parking is available to the front of the property, and surrounding streets.

LOCATION:

Nestled within the breathtaking Tweed Valley, Walkerburn offers a haven for outdoor enthusiasts, boasting an array of activities such as mountain biking, fishing, golfing, and hill walking amidst the stunning surrounding countryside. The village provides essential amenities including a primary school, nursery, post office, village shop, café, village hall, and hotel, ensuring a vibrant community life. For educational needs, Peebles High School offers secondary education nearby. Peebles, just 8 miles west, provides an excellent array of independent shops and recreational facilities like the esteemed Peebles Hydro hotel and the cultural Eastgate Theatre. Additionally, Innerleithen, just one mile west offers a vibrant array of local bars, shops, and eateries, whilst Galashiels, 10 miles to the east, presents a cinema and renowned high street shops like Asda, Tesco, Marks & Spencer, and Next, enriching the village's accessibility to urban conveniences.



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. Mixture of timber and UPVC single and double-glazed windows. Telephone and fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, and fitted light fittings throughout will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category A, with an annual charge of £1,268.33 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 OSA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is E (53) with potential C (76).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted.

JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

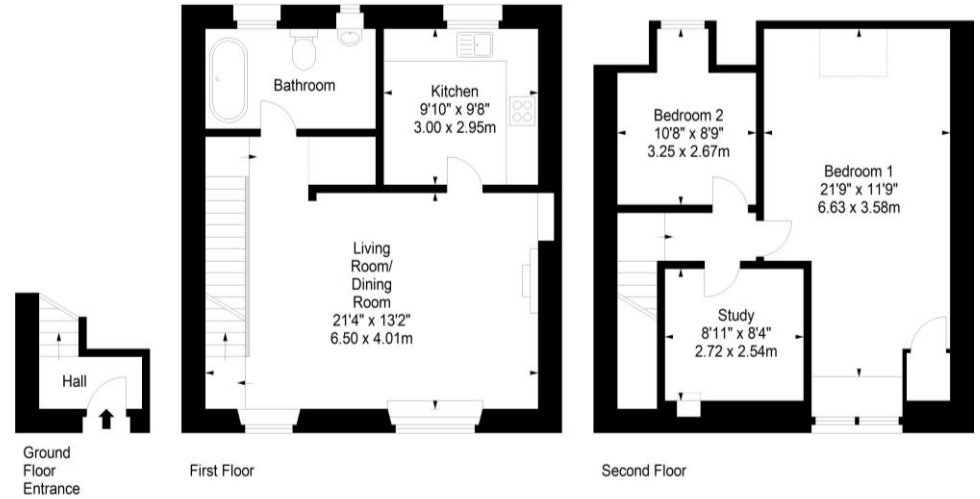
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer".

Particulars prepared April 2024.

Peebles Road,
Walkerburn,
Scottish Borders, EH43 6AY



Approx. Gross Internal Area
1013 Sq Ft - 94.11 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbmeestateagents.co.uk
www.jbmeestateagents.co.uk