



Neidpath House, 1 Caberston Avenue, Walkerburn, EH43 6BA
Offers Over £350,000



CABERSTON AVENUE

Situated in the wonderful Borders village of Walkerburn, a traditional stone-built four-bedroom family home perched in an elevated position with breathtaking Tweed River views and the picturesque valley beyond.



DESCRIPTION:

Dating back to the late 1800's "Neidpath House" exudes timeless charm with many original features and provides a generous 1,577 square feet of versatile accommodation, seamlessly blending traditional features with modern functionality, ideal for family living. Benefits include generous private gardens, off-street parking, a detached single garage, superb countryside views, immediate access to beautiful walks and cycle paths, and an array of excellent amenities nearby. This property is sure to capture considerable interest, making early viewing highly recommended.

Retaining original charm and character, the internal accommodation comprises: a welcoming entrance hallway boasting the original spindled staircase leading to the first-floor accommodation. The elegant sitting room boasts a large front facing bay window that frames stunning views of the River Tweed, further enhanced by an attractive fireplace with feature tiles surround, serving as a real charming focal point. The open-plan dining kitchen, also enjoying front-facing views, is fitted with a range of wall and base units complemented by solid timber worktops. Integrated appliances, including an electric oven and hob, grace the kitchen, while provisions are made for a dishwasher and a fridge freezer. The dining area provides abundant space for a table and chairs, ideal for family gatherings and entertaining, while adding to its charm, is a multifuel burning stove nestled within the original fire recess serving as a captivating focal point. Situated at the rear is a convenient utility room, providing access to a side porch with garden access, and additionally, there is a separate home study, offering an ideal workspace for those who work from home. Completing the ground floor accommodation is the spacious family bathroom which incorporates a WC, wash hand basin, and a feature roll top bath with an electric shower above. A side facing opaque window bathes the space in natural light. On the upper floor, a hallway landing provides access to a modern shower room, a comfortable double bedroom featuring patio doors with Juliet balcony, and a generous single bedroom. Both bedrooms offer delightful views to the rear over the leafy private garden. A further upper landing grants access to a walk-in storage space and two exceptionally spacious double bedrooms. One features wall-to-wall fitted wardrobes, while both enjoy front-facing bay-style dormer windows with breathtaking scenic river views.

OUTSIDE:

Externally, there are private garden grounds to the front, side, and rear of the property, with a further private section opposite the property which provides off-street parking and the added benefit of a single detached garage/workshop. At the front is further off-street parking, and a south-facing timber decked area which offers plentiful space for both outdoor lounge and dining furniture to allow full advantage of those spectacular views. The rear garden, set over three tiers, is primarily laid to lawn, and framed by a stunning array of mature plants, shrubs, and trees. With the open countryside as a backdrop, it offers the new owner a blank canvas to create and landscape a private garden tailored and designed to personal choice.

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. Double glazed UPVC, and timber double and single glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor covering, blinds, fitted light fittings throughout, and integrated kitchen appliances 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 F, with an annual charge of £2,992.91 payable for the year 2024/2025. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is E (52) with potential C (79).

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.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

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." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

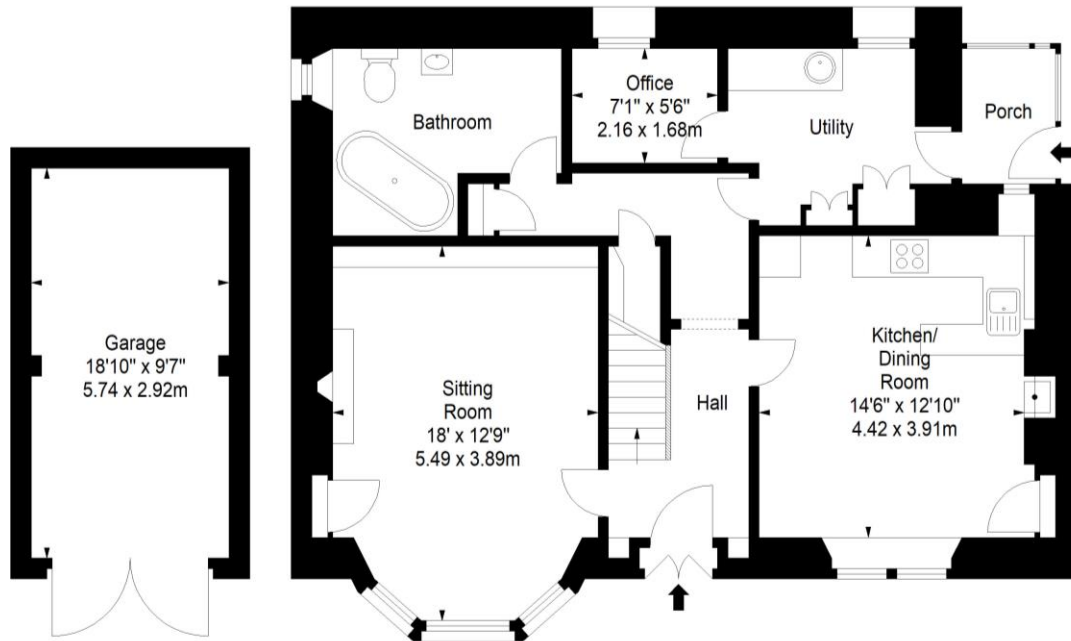
Particulars prepared June 2024.



Caberston Avenue,
Walkerburn,
Scottish Borders, EH43 6BA

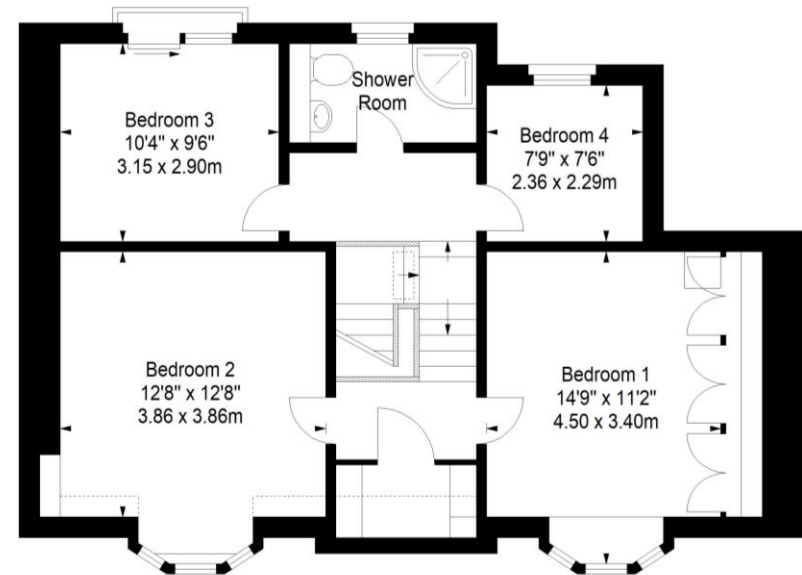


Approx. Gross Internal Area
1577 Sq Ft - 146.50 Sq M
Garage
Approx. Gross Internal Area
178 Sq Ft - 16.54 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Ground Floor



First Floor

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.



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