



18 Jubilee Road, Walkerburn, Peeblesshire, EH43 6AJ
Offers Over £100,000



Situated in the heart of the charming Borders village of Walkerburn, a delightful one-bedroom, traditional stone-built ground-floor flat with main door entrance and a private garden.



DESCRIPTION:

Dating back to the 1890's, the property benefits from having a fresh decor and newly fitted carpets throughout, whilst offering 506 square feet of comfortable accommodation. With a location boasting easy access to cycle paths and amenities nearby, this property is ideal for a range of buyers, including first-time homeowners, investors, and those looking for a holiday retreat in the Scottish Borders. Early viewing is highly recommended.

The welcoming internal accommodation comprises, entrance cloak hallway seamlessly leading through into the main living area. With an open outlook and window to the front of the property, the sitting room is of a good size offering ample space for both lounge and dining furniture, accentuated by re-cessed shelving, and an attractive electric fireplace that serves as a warming focal point. Accessible from the sitting room, the kitchen is fitted with modern wall and base units seamlessly incorporating a stainless-steel sink unit below a rear-facing window with garden views. Integrated appliances include an electric oven, gas hob, and an extractor hood. Space and utility connections are available for a washing machine and a fridge freezer. Also accessed from the sitting room, the comfortable double bedroom is bathed in natural light via a rear facing window, and features a built in storage cupboard. Completing the accommodation is the partially tiled bathroom which incorporates a modern WC, wash hand basin, and a panelled bath with an overhead shower. Natural light streams in through a rear facing opaque window.

OUTSIDE:

Externally; There is an area of private garden ground to rear of the property. Accessed directly from the kitchen, is a useful, secure covered patio area, whilst accessed via a shared pathway, the rear garden is of a decent size, mainly laid to decorative chips with areas of mature planting. There is a timber garden summer house, and timber shed providing excellent external storage. There is ample space for a table and chairs, perfect for alfresco dining whilst enjoying views over the rolling hills beyond. The property also enjoys access to the fantastic cycle paths and the beautiful Tweed Valley countryside for exploring. Parking is available to the front and on 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:

Main's water and drainage. Main's electricity. Main's Gas fired central heating. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, curtains, fitted light fittings throughout, and both integrated and free standing 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 A. Amount payable for year 2021/2022 - £1,142.06. 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 D (60) with potential C (71).

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.

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.

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.



CLOSING DATE:

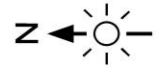
A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may 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:

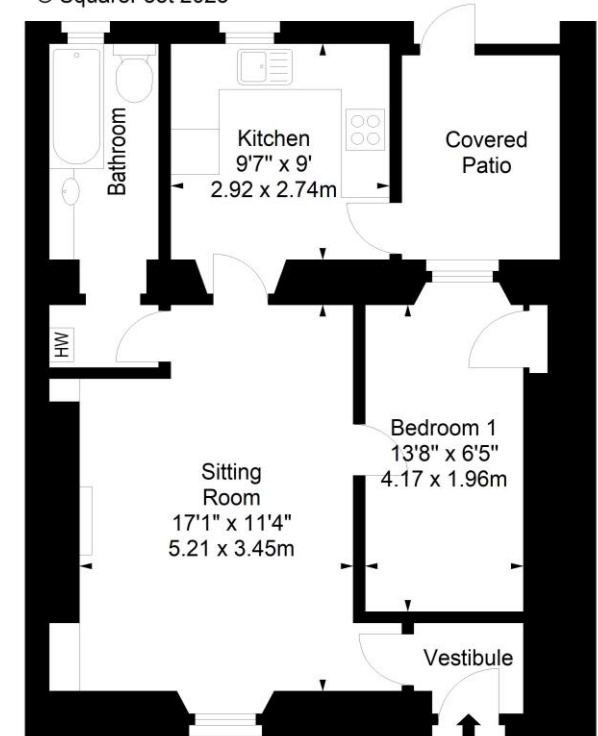
Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice 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.

Particulars prepared June 2024.

Jubilee Road,
Walkerburn,
Scottish Borders, EH43 6AJ



Approx. Gross Internal Area
506 Sq Ft - 47.01 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground 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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