



20 Galashiels Road, Walkerburn, Peeblesshire, EH43 6AG
Offers Over £90,000



A fantastic one-bedroom, traditional stone-built first floor flat with a main door entrance and a section of private garden ground, centrally located in the charming Borders village of Walkerburn.





DESCRIPTION:

Fully refurbished to an exceptionally high standard, this delightful flat offers the new owner a true walk-in property with fresh, crisp décor throughout and an internal layout with 373 square feet of quaint accommodation, including a versatile loft space. Enjoying a prime location with open access to cycle paths and countryside walks, and excellent amenities in nearby Innerleithen, this property is ideal for first-time buyers, investors, or those seeking a Scottish Borders holiday retreat. Early viewing comes highly advised.

Accessed via an external stone stairwell to the front of the property, the light and airy internal accommodation comprises; fantastic open plan living and kitchen area with a bright and welcoming atmosphere. The living area is flooded with natural light via a rear facing window enjoying a leafy outlook and offers ample space for both living and dining. The contemporary, newly fitted kitchen is fitted with a range of modern wall and base units, perfectly finished with stylish tiled splashback. Integrated appliances include an electric oven, electric glass hob, undercounter fridge, and an extractor hood, with space and utilities available for dishwasher or washing machine. The comfortable double bedroom also enjoys views to the rear and provides space for all necessary furniture. Positioned to the front, the spacious, newly fitted shower room enjoys natural light via two opaque windows and incorporates a WC, vanity unit wash hand basin, and a separate shower enclosure. Additionally, the shower room is equipped with services to create a separate utility area with space to house a washing machine. The property further benefits from an extremely useful, and spacious loft space accessed via a concealed ladder stairwell in the kitchen area, and although with restricted height, offers an additional 206 square feet of versatile space with multiple options of use. The loft space is fully lined, floored and is equipped with power and light.

OUTSIDE:

Externally; There is a section of private garden ground to the front of the property which is fully laid to decorative chips providing the ideal spot to enjoy during the warmer summer months, while a secure, timber garden shed offers excellent external storage. The garden benefits from having the option of an external power point with wiring already in place. The area also gives access to the fantastic cycle paths and beautiful Tweed Valley countryside for exploring. Parking is available 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.

COUNCIL TAX BAND:

For Council Tax purposes this property has been assessed as band category A. Amount payable for year 2024/2025 - £1,268.33 The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

SERVICES:

Mains water and drainage. Mains electricity. Gas central heating. UPVC doubled glazed windows. Telephone and broadband connections available.

ITEMS TO BE INCLUDED:

All fitted carpets, fitted light fittings, fireplace, garden shed, and integrated appliances throughout the flat will be included in the sale.

EPC RATING:

The Energy Efficiency Rating for this property is D (59) with potential D (66).

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available. Please contact us to request a copy.

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." 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.

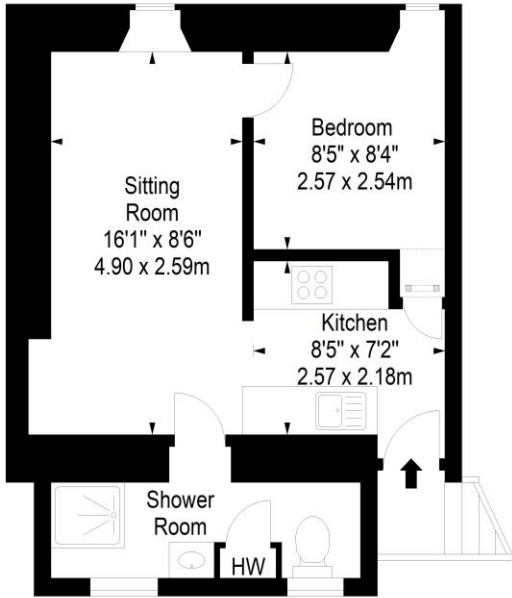
Particulars prepared July 2024.



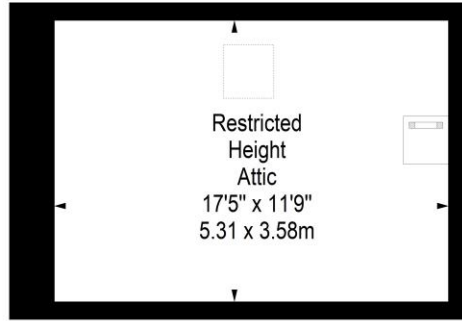
Galashiels Road,
Walkerburn,
Scottish Borders, EH43 6AG



Approx. Gross Internal Area
373 Sq Ft - 34.65 Sq M
Restricted Height Attic
Approx. Gross Internal Area
206 Sq Ft - 19.14 Sq M
For identification only. Not to scale.
© SquareFoot 2024



First Floor



Attic



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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