



45 Tweedholm Avenue East, Peeblesshire, Walkerburn, EH43 6AP
Fixed Price £145,000



A charming three-bedroom
first and attic floor flat,
peacefully positioned
within a traditional
terraced building in the
delightful Borders village
of Walkerburn.



DESCRIPTION:

The property enjoys a charming outlook across the tree-lined hills beyond and is conveniently located close to the vibrant town of Innerleithen, where a bustling High Street offers an excellent range of amenities, including independent shops, cafés, bars, and restaurants. The surrounding area offers a wealth of outdoor pursuits, with nearby parks, picturesque riverside, and woodland walks, together with easy access to cycle paths and world-renowned mountain biking trails. This appealing flat is ideally suited to a first-time buyer or buy-to-let investor and early viewing comes highly recommended.

Accessed via an external stone staircase to the rear of the building, the accommodation opens into a welcoming entrance hallway with a staircase rising to the upper floor which incorporates a generous storage cupboard beneath. With a window offering views to the front of the property, the sitting room is of a good size offering ample space for both lounge and dining options. Accessed from the sitting room, the kitchen is fitted with a good range of modern wall and base units, complemented by contrasting worktops and a tiled splashback. Space and connections are provided for an electric cooker, a washing machine, and an undercounter fridge and freezer, which are all currently in situ. Also enjoying front-facing views and positioned adjacent to the sitting room is a comfortable double bedroom, which could equally be utilised as a home office or children's nursery if required. Completing the first-floor accommodation is the shower room, which comprises a WC, wash hand basin, a separate shower unit, and an opaque rear-facing window allowing in the natural light. Rising to the upper floor, there is a landing with useful eaves storage space and two comfortable bedrooms of which both enjoy large front facing dormer windows offer beautiful views across the surrounding hills and countryside

OUTSIDE:

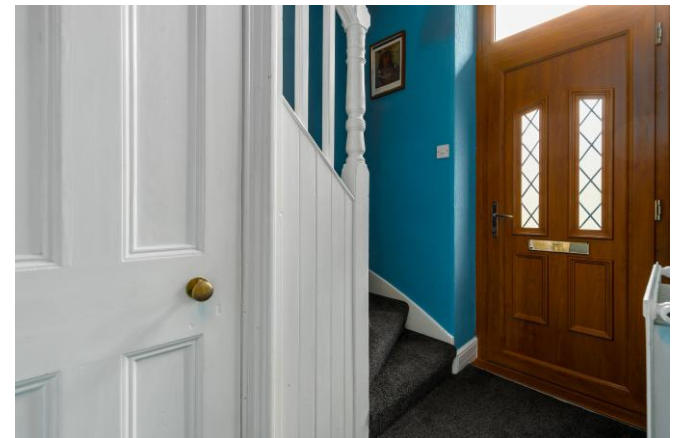
Externally, there is an area of private low-maintenance garden ground to the rear. Predominantly laid to decorative stone chips, the garden also features a timber decked area perfect for outdoor dining and relaxing during the warmer months. A timber shed offers external storage space and the garden is fully bound by a mixture of original stone walling and timber fencing.

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.

OFFERS:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbstateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.



SERVICES:

Mains water and drainage. Mains electricity. Mains gas fired central heating. UPVC double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings throughout, and free-standing kitchen appliances will be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category A. Amount payable for year 2026/2027 - £1,513.89. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

EPC RATING:

The Energy Efficiency Rating for this property is D (64) with potential C (73).

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:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

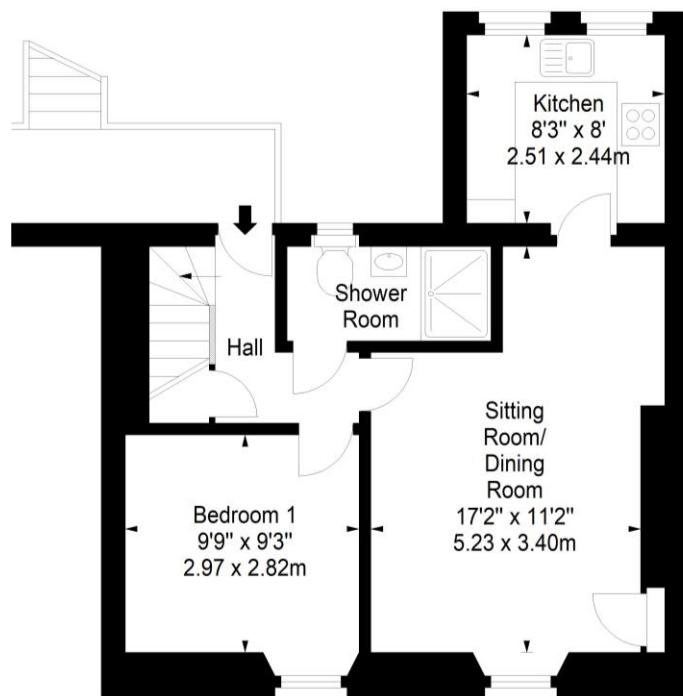
Particulars prepared July 2026.



**Tweedholm Avenue East,
Walkerburn,
Scottish Borders, EH43 6AP**



Approx. Gross Internal Area
751 Sq Ft - 69.77 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Second 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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