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8 CABERSTON ROAD

CABERSTON ROAD, WALKERBURN, SCOTTISH BORDERS EH43 6AU





WELCOME TO

8 CABERSTON ROAD

Set in the picturesque Borders village of Walkerburn, this charming semi-detached stone house enjoys a scenic setting on the banks of the River Tweed and surrounded by rolling countryside. The village offers everyday amenities including local shops, cafés, and a primary school, while nearby Peebles provides a wider range of services, restaurants, and leisure facilities. The property offers generous and versatile accommodation across two levels, including five bedrooms, making it an excellent choice for families or those seeking additional space for home working or hobbies. The interiors are neatly presented with a pleasing sense of character throughout. The home is complemented by a substantial enclosed garden, along with a garage and off-street parking.



THE HIGHLIGHTS

- Charming semi-detached traditional stone house
- Scenic village setting in Walkerburn near the River Tweed
- Welcoming hallway with storage
- Spacious living room with wood-burning stove
- Separate dining room with feature fireplace
- Kitchen with adjoining utility room and garden access
- Five double bedrooms including a generous principal
- Family bathroom plus additional ground-floor shower room
- Large enclosed rear garden with shed
- Secure detached single garage and front driveway
- Gas central heating and double glazing





TAKE A LOOK AROUND

The ground floor accommodation is welcoming and well arranged for everyday living. An entrance hall leads into the spacious living room, where a fireplace with a wood-burning stove forms an inviting focal point. Adjacent to this, the dining room provides an ideal setting for family meals and entertaining, also benefiting from a fireplace and a pleasant outlook. The kitchen is fitted with ample workspace, with convenient access to a utility room and the rear garden. A double bedroom and a modern shower room complete this level.

HEAD ON UP

Upstairs, a central landing leads to the remaining four double bedrooms. The principal bedroom enjoys generous proportions and period charm, while the remaining bedrooms offer flexible accommodation suited to family members, guests, or home working. A family bathroom with shower-over-bath serves the first floor, while gas central heating and double-glazed windows ensure that the property is warm and energy efficient.



THE DETAILS

Extras: The sale includes all fitted floor and selected window coverings, light fittings, and kitchen appliances. Freestanding appliances include dish washer, fridge-freezer, washing machine and electric cooker.





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FIVE DOUBLE BEDROOMS
INCLUDING A
GENEROUS PRINCIPAL





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TOUR THE GROUNDS

Externally, the home enjoys a large enclosed rear garden with a gated entrance, featuring lawned areas, patios, and useful outbuildings including sheds and a detached single garage. A front driveway also provides private parking for multiple vehicles, completing this appealing village home.

TELL US ABOUT

WALKERBURN

Situated on the banks of the picturesque River Tweed and surrounded by scenic Scottish Borders countryside, the quaint village of Walkerburn lies just under 9 miles from Peebles and 12 miles from Galashiels. The former mill village is served by a convenience store, a post office and a coffee shop, with more extensive retail and diverse arts and leisure facilities available in Peebles and Galashiels. At the heart of Walkerburn is the village hall, which hosts a number of community groups, health and fitness classes, and activities to suit all ages and interests. There is also a traditional social club and a bowling club, just across the River Tweed. Nursery and primary education is provided locally at Walkerburn Primary School, followed by outstanding secondary education at nearby Peebles High School. For further education, Galashiels is home to the main campus of the Borders College and offers a fantastic environment in which to gain additional qualifications. The A72 passes through Walkerburn, making commuting by car across the Scottish Borders and into Edinburgh fast and efficient. A regular bus service operates between Edinburgh and Galashiels, while the nearest train station in Galashiels also offers convenient links to the heart of the capital.

FLOORPLAN



Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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