



7 Hall Street, Walkerburn, Peeblesshire, EH43 6AE
Offers Over £99,000



A charming two-bedroom traditional stone-built first and attic floor flat, featuring its own main door entrance and access to shared gardens, centrally located in the desirable Borders village of Walkerburn.



DESCRIPTION:

Dating back to the late 1800s, the property is presented in neutral tones throughout and offers a well-proportioned internal layout extending to approximately 623 square feet of quaint and characterful accommodation. Enjoying a prime position with immediate access to scenic cycle paths and countryside walks, the property is also within easy reach of the excellent amenities available in nearby Innerleithen and Peebles. It is ideally suited to first-time buyers, investors, or those seeking a peaceful Scottish Borders retreat. Early viewing is highly recommended.

Accessed via an external stone stairwell to the rear of the building, the accommodation opens into a welcoming inner hallway, complete with a built-in cupboard providing useful and convenient storage. Enjoying a dual aspect with windows to both the front and rear, the open-plan sitting, dining and kitchen area is bright and welcoming throughout, with ample room for both lounge and dining arrangements, creating a flexible and sociable living environment. The modern kitchen is fitted with a range of wall and base units, complemented by contrasting worktops and a stylish tiled splashback. Integrated appliances include an electric oven, gas hob, and extractor hood, with space and plumbing provided for a washing machine and fridge freezer. Also located on the ground floor is the second bedroom, which benefits from a front-facing window, and a generous understairs storage cupboard. This comfortable single bedroom would also lend itself well to use as a home office, if required. Upstairs, there is a hallway landing with built in cupboard housing the boiler and fitted with shelves providing additional storage. The landing also gives access to a comfortable double bedroom, beautifully bathed in natural light courtesy of a large front-facing Velux window and a rear-facing dormer, both of which frame fabulous views across the tree-lined hills and surrounding countryside beyond. The accommodation is completed by the bathroom, which comprises a WC, wash hand basin, and a panelled bath with shower over. A rear-facing opaque window allows natural light to filter through.

OUTSIDE:

Externally; The property benefits from having a coal cellar, as well as a traditional outhouse, although now in need of some restoration. There is also a communal garden and drying area to the rear which is predominantly laid to lawn with areas of planting. Although there are no private gardens, there are fabulous parks and riverside walks on the doorstep.

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.



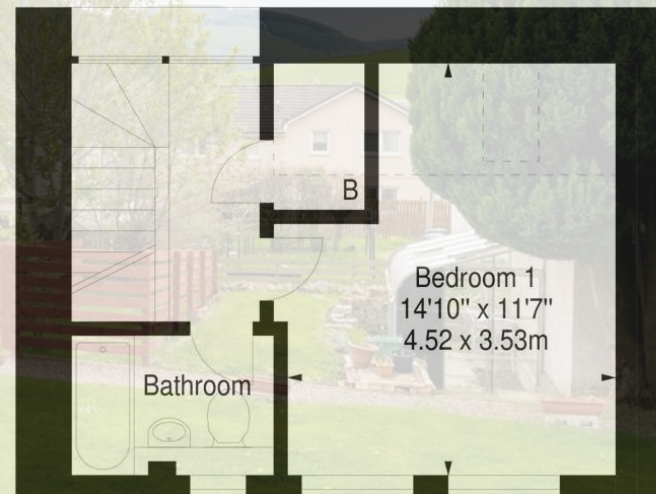
**Hall Street,
Walkerburn,
Scottish Borders, EH43 6AE**



Approx. Gross Internal Area
623 Sq Ft - 57.88 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



Second Floor

SERVICES:

Mains water and drainage. Mains electricity. Gas central heating (new boiler fitted January 2025). UPVC double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, integrated appliances, the washing machine, and the fridge freezer 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 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 C (70) 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 May 2026.

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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