

Peebles

Call 01721 723999

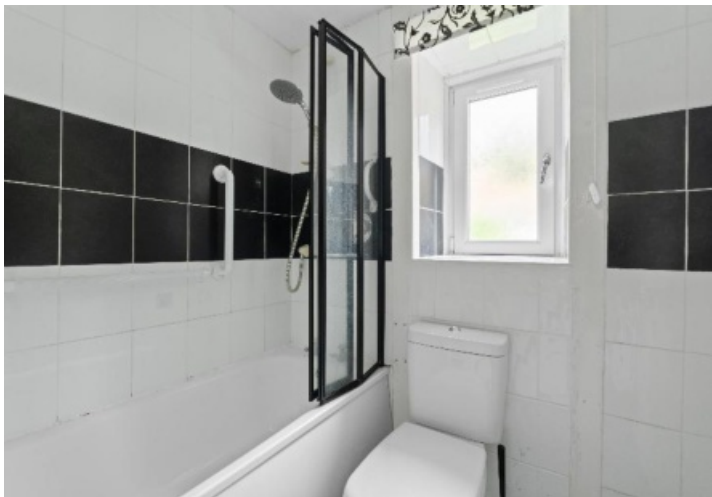
Offers Over £85,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



30 Peebles Road, Walkerburn, EH43 6AY



Set within a traditional stone building dating from 1860, this one - bedroom double-upper flat offers bright, well-presented accommodation with exceptional panoramic views over the River Tweed from the main living area. The property also enjoys a private garden with direct access to riverside walks, biking trails and a wide range of outdoor pursuits, making it an appealing home for buyers seeking both character and immediate access to the countryside.

Accommodation

FIRST FLOOR

- * Hallway
- * Open plan kitchen / living room
- * Bathroom with over-bath shower

ATTIC FLOOR

- * Double bedroom

ADDITIONAL INFORMATION

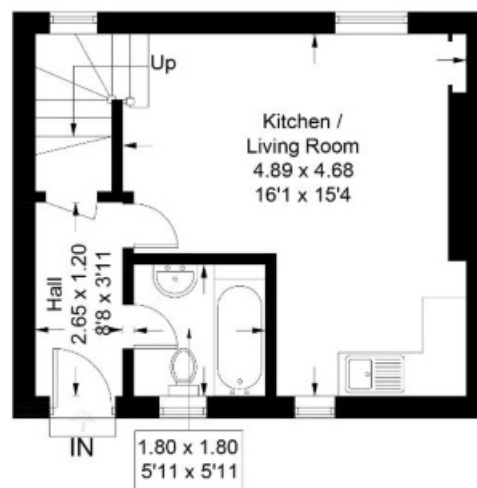
- * Gas central heating
- * Double glazing
- * On-street parking
- * Private enclosed garden grounds
- * Timber summer house with wood burning stove, power and light

30 Peebles Road, Walkerburn, EH43 6AY

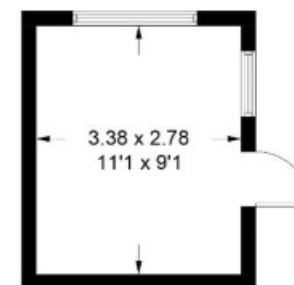
Approximate Gross Internal Area = 51.5 sq m / 554 sq ft

Outbuilding = 9.5 sq m / 102 sq ft

Total = 61.0 sq m / 656 sq ft

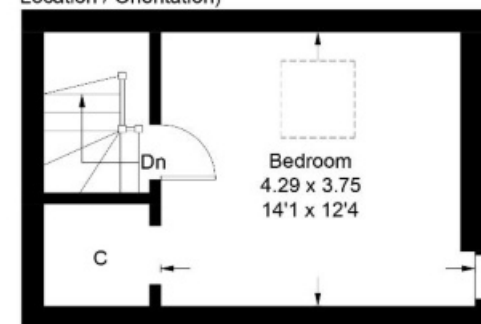


Ground Floor



Outbuilding

(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325941)

Situation

Walkerburn is a picturesque village lying within a stunning backdrop of the rolling hills of the Scottish Borders. The surrounding area is particularly notable for a wide array of recreational activities including mountain biking in Innerleithen and Glentress Forest, excellent hill walking, horse riding and fishing on the River Tweed. The Macdonald Hotel and Country Club at Cardrona offers a spa/health club and 18 hole championship golf course. Located mid way between Peebles and Galashiels, the village is served with a shop, coffee shop, two hotels and a primary school. A good range of amenities can be found in both Peebles and Galashiels including superstores, banks, medical centres and highly regarded secondary schools. The village is within commuting distance of Edinburgh with a regular bus service to Edinburgh and nearby towns, and the Borders rail link from Galashiels.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included.

No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band A

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.