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SOLICITORS & ESTATE AGENTS



KIRNA COTTAGE

PEEBLES ROAD, WALKERBURN, SCOTTISH BORDERS EH43 6DB



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WELCOME TO

KIRNA COTTAGE

This two-bedroom detached bungalow is a charming residence which is attractively presented throughout in light hues. It occupies a lovely plot in a scenic part of Walkerburn village, backed by mature trees with rolling hills to the front and rear. The home features a spacious reception area, a fitted kitchen connected to an outdoor deck, and a three-piece bathroom. It also benefits from an out house, as well as ample private parking and a rear garden.



THE HIGHLIGHTS

- Charming detached bungalow in Walkerburn village
- Gated driveway for at least two cars
- South-facing timber deck for outdoor dining
- Back garden area with wonderful hillside views
- Welcoming entrance hall
- Living/dining room with a log-burning stove
- Well-appointed, galley-style kitchen
- Two bedrooms set side by side
- Bright three-piece bathroom
- Garden out house





TAKE A LOOK AROUND

Inside, an entrance hall welcomes you, leading right into the living/dining room. Here, spacious dimensions accommodate an excellent choice of comfy furnishings, while a south-facing window bathes the room in natural light. The room is further enhanced by neutral styling, as well as a cosy log-burning stove with a handsome mantelpiece and surround. Next door, the kitchen is well-appointed with wood-toned cabinetry and stone-effect worktops, arranged in a galley-style layout. It has under-unit lighting, dual-aspect windows, and direct access to a garden timber deck. An oven, gas hob, extractor hood, and fridge/freezer come integrated, with an undercounter washing machine also included.

BEDROOMS&BATHROOMS

The two bedrooms are set next to one another just off the entrance hall. Enhancing an airy ambience, both are neutrally presented and laid with complimentary carpets. The double-sized principal bedroom further benefits from feature spotlights and a south-facing aspect. The second bedroom, on the other hand, provides homeowners with the versatility to be used as an office, if preferred. A bright bathroom with a three-piece suite completes the accommodation. Gas central heating and double glazing ensure year-round comfort and efficiency.



THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale. Additional furnishings are available by separate negotiation.





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TWO BEDROOMS SET SIDE BY
SIDE AND A BRIGHT
THREE-PIECE BATHROOM





TOUR THE GROUNDS

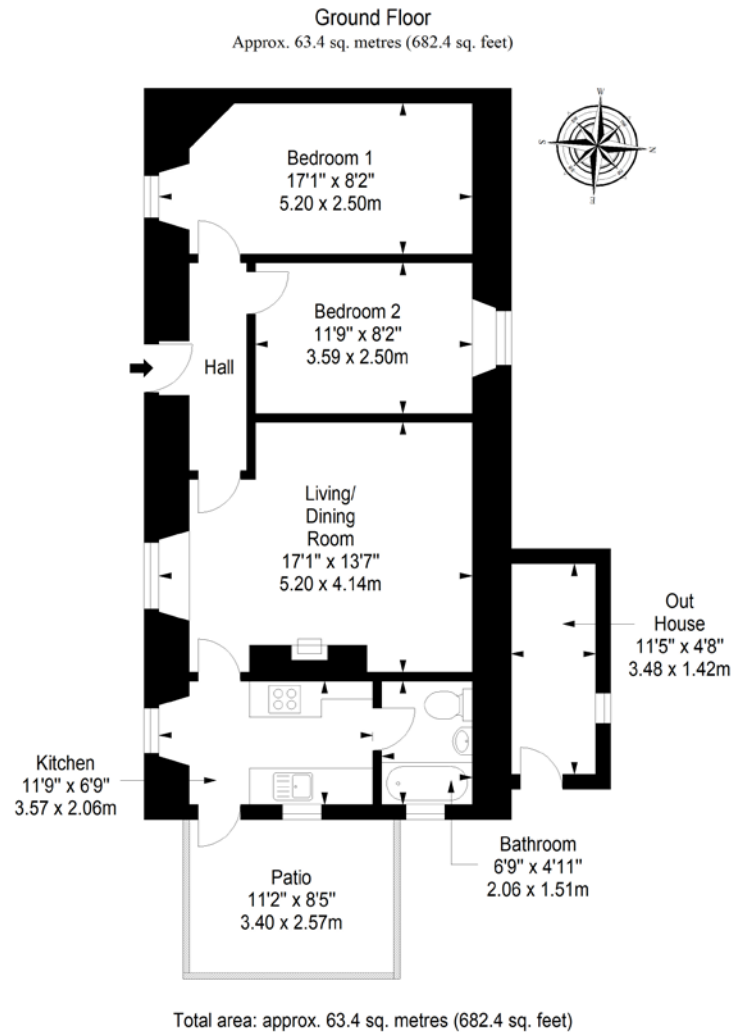
Externally, the property benefits from the timber deck which enjoys a south-facing aspect, creating a sunny space for outdoor dining. There is also an out house for storage and stairs climb up behind the home to a back garden area that affords a wonderful view of the rolling hillside beyond. In addition, a gated driveway to the front accommodates at least two cars.

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 10 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 are 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



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