

Peebles

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Offers Over £250,000

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1 Park Avenue, Walkerburn, EH43 6AN



Set within an attractive village setting, this charming semi-detached home, constructed circa 1935 and later extended, enjoys an enviable position with direct access to the surrounding countryside, scenic walking routes and biking trails, while the village primary school is just a short stroll away. A particular highlight is the beautifully landscaped rear garden, which takes full advantage of the breathtaking open outlook across the rolling hills and countryside beyond, creating a spectacular backdrop throughout the seasons. The gardens have been thoughtfully designed to maximise enjoyment of the setting, although it should be noted that landscaping works were still being completed when the photographs were taken and some areas may now differ from those shown. Offering bright, well-proportioned accommodation extending to approximately 100m², this is a wonderful opportunity to enjoy a peaceful Borders lifestyle with outstanding scenery on the doorstep.

Accommodation

GROUND FLOOR

- * Hallway and large storage cupboard
- * Dual aspect, open plan living / dining room with solid fuels stove and patio doors to the rear garden
- * Kitchen
- * Utility room
- * Modern bathroom with over-bath shower

FIRST FLOOR

- * Upper landing
- * Three bedrooms

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Recently landscaped gardens, terraced to the rear and incorporating a large paved patio, lawn and raised decked seating areas positioned to make the most of the views.
- * Two sheds
- * Log stores
- * Gravel driveway offering ample off-street parking

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Approximate Gross Internal Area = 101.3 sq m / 1090 sq ft

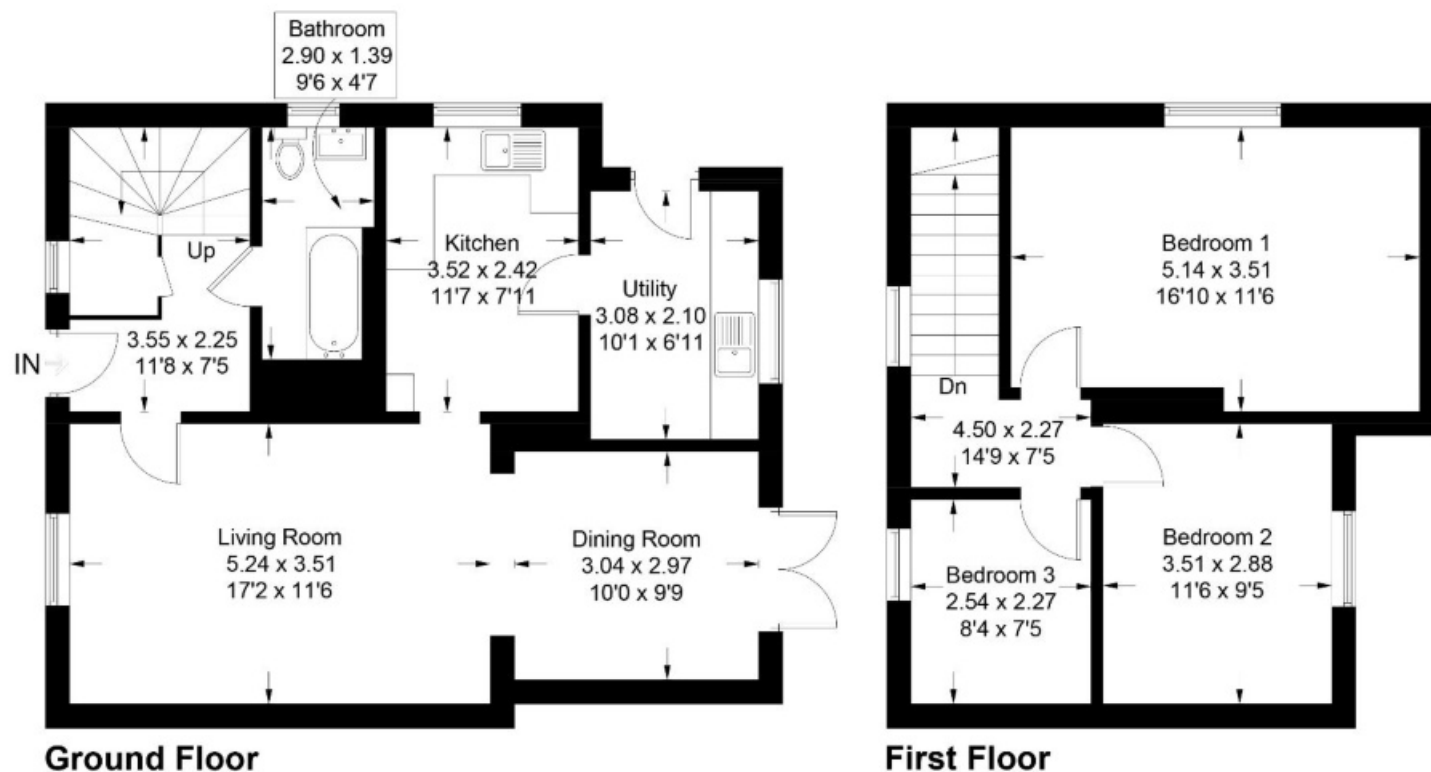


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1330508)

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.

Services

Mains electricity, gas, water and drainage

EPC

D

Council Tax

Scottish Borders Council Tax Band B.

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

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