BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



18 TWEEDHOLM AVENUE EAST

WALKERBURN, SCOTTISH BORDERS EH43 6AR

1 | 1 | 1 | EPC C





WELCOME TO

18 TWEEDHOLM AVENUE EAST, WALKERBURN

Set close to the River Tweed in Walkerburn, this one-bedroom lower ground-floor flat offers a relaxed village lifestyle in a picturesque setting. It enjoys inspiring views of rolling hillsides and a wealth of charming nearby walks. All the village provides is in easy strolling distance, while the surrounding countryside is readily accessible too. The home itself offers bright and airy accommodation, as well as a private garden. It includes a reception room with a feature fireplace, a popular kitchen design, and a large double bedroom served by a three-piece shower room. While the interiors are finished in light hues, new buyers may find it beneficial to apply cosmetic upgrades. Nonetheless, this property remains an excellent prospect in a highly desirable location.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances to be included in the sale.

THE HIGHLIGHTS

- A bright and airy lower ground-floor flat
- Idyllic location in Walkerburn village
- Private garden that is laid to lawn
- Hall with a cupboard and a walk-in store
- Living/dining room with a south-facing aspect
- Fitted kitchen openly connected to the hall
- One spacious double bedroom
- Shower room fitted with a three-piece suite
- Unrestricted on-street parking
- Gas central heating and double glazing





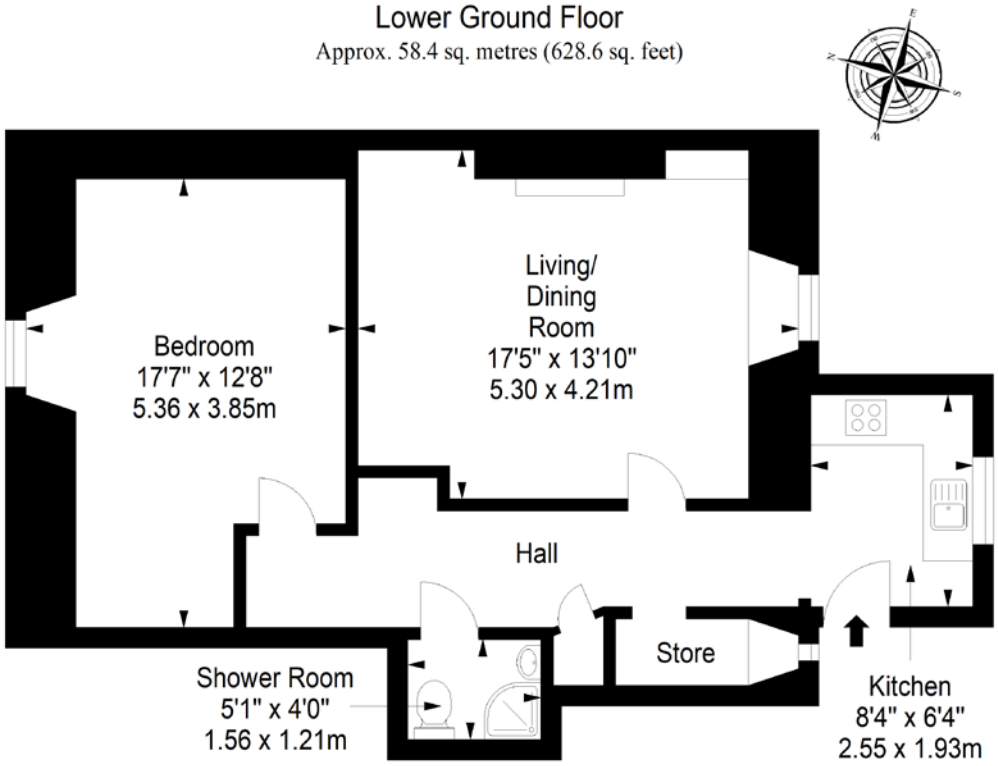
LIVING/DINING ROOM WITH A SOUTH-FACING ASPECT ,FITTED KITCHEN & ONE BEDROOM







FLOORPLAN



Total area: approx. 58.4 sq. metres (628.6 sq. feet)

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

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn

BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS