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22 CABERSTON ROAD

WALKERBURN, SCOTTISH BORDERS EH43 6AT



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WELCOME TO

22 CABERSTON ROAD

Enjoying a picturesque village setting, within a 20-minute drive of Peebles and rail links at Galashiels, this charming traditional semi-detached cottage offers a bright two-bedroom home over two levels with appealing opportunities for personalised upgrades. It is complemented by low-maintenance gardens, enclosed to the rear, and ample unrestricted on-street parking.

THE HIGHLIGHTS

- Picturesque village setting close to the River Tweed
- Traditional semi-detached cottage over two levels
- Entrance hall
- Elegant living and dining room with a sunny aspect, useful storage, and focal fireplace
- Bright kitchen with garden and reception room access
- Dormer-fronted double bedroom
- Second bedroom or ideal study with leafy rear outlook
- Bright shower room
- South-facing front garden and enclosed paved rear garden with a shed
- Unrestricted on-street parking
- Gas central heating and double glazing







TAKE A LOOK AROUND

A practical entrance hall flows into an inviting reception room benefiting from useful built-in storage and a south-facing position that welcomes plentiful natural light. It accommodates both comfortable seating and dining furniture, with convenient direct access to the kitchen. A decorative fireplace framed by delicate accent wallpaper and a display recess with shelving and cupboard storage bring appealing character to the room. The adjoining kitchen overlooks the rear garden via a large picture window, providing excellent natural light along with a roof light, and has handy external access. Modern white cabinets provide worktop space, with room for a range of freestanding appliances.

HEAD ON UP

On the first floor, a landing leads to two bedrooms. The dormer-fronted double bedroom faces south and is finished with fitted carpet. The second smaller bedroom is located to the rear, with a large picture window capturing a leafy outlook. It is an ideal room for a child, guests, or dedicated home working. Completing the upstairs accommodation is a bright shower room with easy-care wall panelling. The property benefits from gas central heating and double glazing.

THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, and light fittings.







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SOUTH-FACING FRONT GARDEN
AND ENCLOSED PAVED REAR
GARDEN WITH A SHED





TOUR THE GROUNDS

Outside, a small south-facing front garden is bordered by a characterful stone wall, while to the rear, the enclosed garden is paved for easy upkeep and includes a useful timber shed. On-street parking is conveniently unrestricted.

TELL US ABOUT

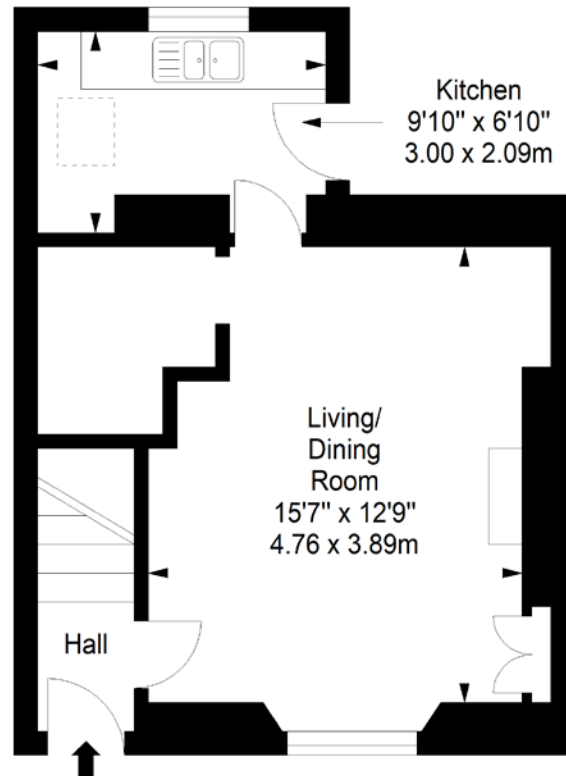
WALKERBURN, SCOTTISH BORDERS

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 12 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 is 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

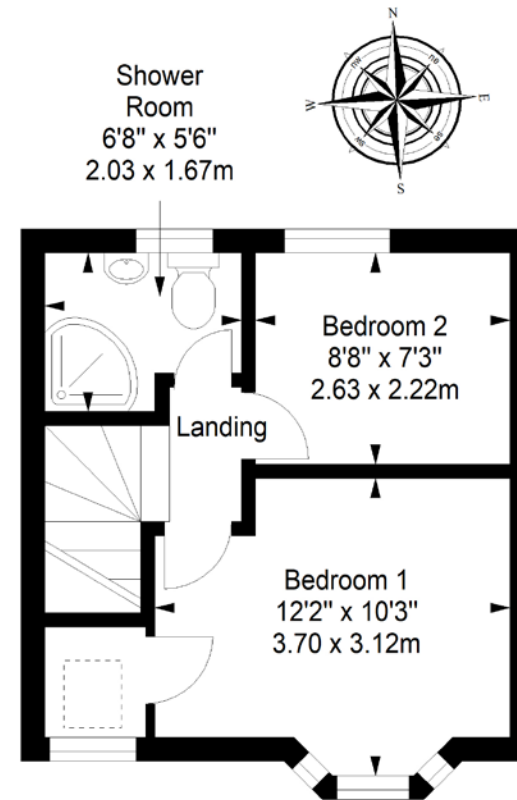
Ground Floor

Approx. 33.0 sq. metres (355.2 sq. feet)



First Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



Total area: approx. 58.0 sq. metres (624.3 sq. feet)

Property Office:

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