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SOLICITORS & ESTATE AGENTS



10 HIGH COTTAGES

WALKERBURN, SCOTTISH BORDERS EH43 6AZ



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WELCOME TO

10 HIGH COTTAGES

Enjoying an elevated position in the idyllic Borders village of Walkerburn, with spectacular views across the River Tweed to the hills beyond, this traditional semi-detached cottage has been tastefully modernised and offers two bedrooms, two reception rooms, a study, a kitchen, a utility room, a bathroom and a store room. Externally, the cottage is accompanied by delightful front and rear gardens and a separate garage to the rear.

THE HIGHLIGHTS

- Beautifully presented traditional semi-detached cottage
- Desirable rural village location with inspiring views
- Entrance porch and hall with storage
- South-facing living room with wood burning stove
- South-facing dining room with fireplace
- Naturally-lit kitchen
- Utility room with access to integral store room
- Two south-facing double bedrooms
- Bathroom with skylight and shower-over-bath
- Generous enclosed rear garden
- Separate single garage
- Gas central heating and a mixture of single and double glazing throughout







TAKE A LOOK AROUND

The front door is set back from the road behind a gated mature garden and opens into a light-filled porch, ideal for enjoying the view. Original wood flooring runs smoothly into the welcoming hallway and on into the two south-facing reception rooms. The cosy living room is focused around a wood burning stove and features a display alcove, while the elegant dining room retains its period fireplace and offers a more formal entertaining space. Further down the hallway, we find three rooms brightly lit by skylight windows. The kitchen is well-appointed with base and wall-mounted cabinets and worktop space, housing room for freestanding appliances. A separate utility room provides a practical area for laundry and access to the store room which runs alongside the main house. Finally, a three-piece bathroom with stylish monochrome tiling completes the ground floor.

HEAD ON UP

Upstairs, a naturally-lit landing leads to two double bedrooms and a home study. One of the bedrooms features two fitted wardrobes and both benefit from south-facing dormer bay windows. Between the bedrooms nestles the snug study room, lit by a skylight. Gas central heating ensure that the property is warm and energy efficient. The windows are a mixture of the original single glazed casement, skylight and sash and case units and replacement double glazed Velux units.

TOUR THE GROUNDS

Perhaps the greatest treasure of this property lies behind it. Accessed via a path at the side of the cottage, the impressive garden stretches up the hill to the rear, featuring seasoned trees and shrubs and verdant lawns across its multiple levels. At the highest point of the plot there is a garage with fantastic potential for conversion (subject to consents), as it offers an even more elevated view of the Tweed Valley. Additional parking in the area is on street and unrestricted.







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TWO SOUTH-FACING DOUBLE
BEDROOMS & A BATHROOM WITH
SKYLIGHT & SHOWER-OVER-BATH





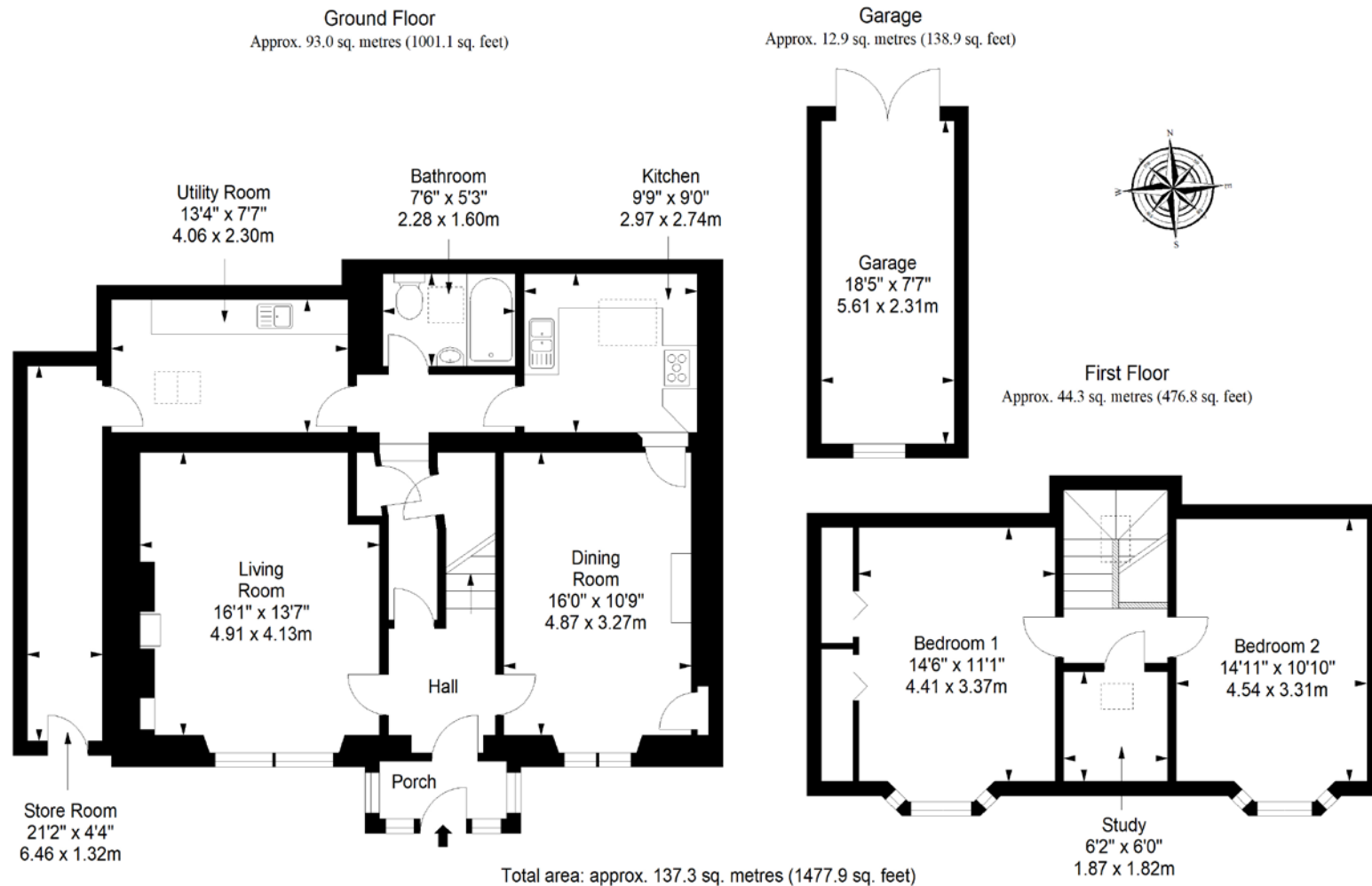
THE DETAILS

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.

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 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



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