



Flora View, Peebles Road, Walkerburn, EH43 6AY  
Fixed Price £370,000



Showcasing truly magnificent uninterrupted views over the River Tweed and picturesque valley beyond, a fabulous, individually designed three bedroom family home with private gardens.



#### DESCRIPTION:

Built in 2015, "Flora View" is a surprisingly spacious home, offering comfortable and versatile accommodation spread across three levels, totalling an impressive 1962 square feet. With its breathtaking views, expansive open-plan living space ideal for modern family living, and versatile accommodation offering multiple possibilities, this exceptional property provides immediate access to scenic walks, cycle paths, and a wealth of excellent amenities in nearby towns. Early viewing is highly recommended, as it is sure to attract significant interest.

Beautifully presented throughout, the property opens into a welcoming inner hallway that immediately offers stunning River views and provides access to a convenient ground-floor shower room. Featuring large patio doors and a rear-facing window, the family-friendly open-plan sitting, dining, and kitchen area takes full advantage of the stunning scenery, and comfortably accommodates both lounge and dining furniture, whilst boasting a charming log-burning stove for added warmth and ambiance. The kitchen is beautifully appointed with an excellent selection of stylish wall and base units, complemented by sleek granite worktops incorporating a sink unit positioned beneath a front-facing window, enhancing the natural light. Integrated appliances include a double electric oven and a five-ring gas hob, while designated space and connections accommodate a washing machine, dishwasher, and fridge freezer, all of which are in place. Also on this level, a spacious and elegantly designed sunroom provides a versatile living space, seamlessly connecting to a stunning decked area with glazed railings that showcase the River and Valley views. On the upper floor, a hallway landing gives access to the principal bedroom which features a rear facing window, ample fitted units and wardrobes, and a generous en-suite with separate bath and shower. The landing also gives access to a further comfortable bedroom which features a Velux window to the front of the property. On the lower ground floor, accessed via a second stairwell from the entrance hallway, you'll find a highly functional utility area that leads to a stunning studio bedroom. This beautifully lit space benefits from two rear-facing windows that showcase the magnificent views. Exceptionally versatile, the room features a spacious bedroom/sitting area, a kitchenette, a shower room, and a walk-in storage cupboard, making it an ideal option for multi-generational living. Additionally, the utility area connects to a rear hallway with an external door, providing convenient access to the garden.

#### OUTSIDE:

Externally, there are private garden grounds to the front, sides, and rear of the property. The tiered front garden is beautifully landscaped with a diverse array of shrubs, complemented by a paved stairway leading down to the property and pathways extending to both sides. A spacious decked area on one side, complete with outdoor lighting and a power point, is easily accessible from the property, creating an inviting space perfect for alfresco dining, relaxing, and entertaining while taking in the breathtaking views. The generous lower garden offers a fantastic outdoor area, providing versatile space with excellent seating options. At the rear of the property, beneath the sunroom, you'll find a highly practical external storage unit. Off-street parking is also available at the front of the property.

#### LOCATION:

Nestled within the breathtaking Tweed Valley, Walkerburn offers a haven for outdoor enthusiasts, boasting an array of activities such as mountain biking, fishing, golfing, and hill walking amidst the stunning surrounding countryside. The village provides essential amenities including a primary school, nursery, post office, village shop, café, village hall, and hotel, ensuring a vibrant community life. For educational needs, Peebles High School offers secondary education nearby. Peebles, just 8 miles west, provides an excellent array of independent shops and recreational facilities like the esteemed Peebles Hydro hotel and the cultural Eastgate Theatre. Additionally, Innerleithen, just one mile west offers a vibrant array of local bars, shops, and eateries, whilst Galashiels, 10 miles to the east, presents a cinema and renowned high street shops like Asda, Tesco, Marks & Spencer, and Next, enriching the village's accessibility to urban conveniences.





#### SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. Double glazed UPVC windows. Telephone and broadband connections available.

#### ITEMS TO BE INCLUDED:

All fitted floor covering, blinds, curtains, light fittings throughout, and both integrated and free-standing kitchen appliances will be included in the sale.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F, with an annual charge of £3,291.28 payable for the year 2025/2026. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### EPC RATING:

The Energy Efficiency Rating for this property is B (81) with potential B (87).

#### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

#### CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

#### OFFERS:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

#### ANTI-MONEY LAUNDERING REGULATIONS:

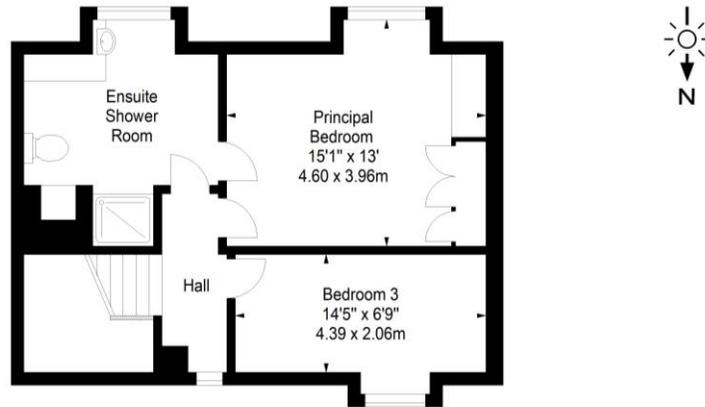
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared April 2025.

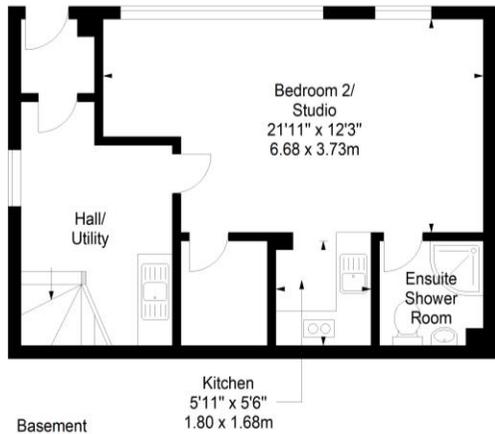
Plora View,  
Peebles Road,  
Walkerburn,  
Scottish Borders, EH543 6AY



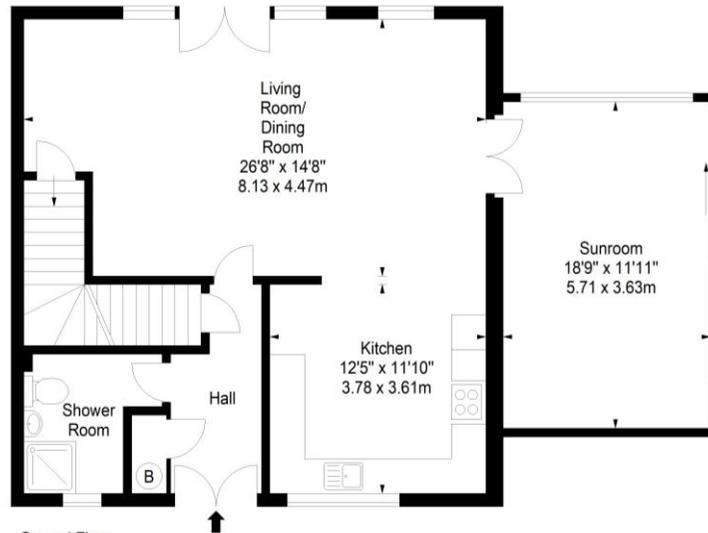
Approx. Gross Internal Area  
1962 Sq Ft - 182.27 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor



Basement



Ground Floor



**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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