

Peebles
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Offers Over £200,000

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Linburn, Park Avenue, Walkerburn, EH43 6AN



Constructed in 1981, this detached two-bedroom bungalow is set within a generous plot and offers an excellent opportunity for buyers looking to create a home tailored to their own taste and style. Requiring internal modernisation, the property provides spacious accommodation with fantastic potential throughout.

The wraparound garden is a standout feature, with the largest section positioned to the front of the property, benefiting from a desirable south-facing aspect and offering an ideal space for relaxing, gardening, or entertaining.

Further benefits include a detached garage, private driveway, and a peaceful setting within the popular Borders village of Walkerburn. Surrounded by attractive countryside along the River Tweed, Walkerburn offers a welcoming community atmosphere with local amenities and scenic walking routes nearby, while the larger towns of Peebles, Innerleithen and Galashiels are easily accessible for a wider range of shopping, dining, and transport links.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Hallway
- * Open plan living / dining room and kitchen
- * Two spacious double bedrooms with fitted wardrobes
- * Family bathroom with a separate shower compartment

ADDITIONAL INFORMATION

- * Gas central heating with a new boiler installed in 2025
- * Double glazing
- * Detached garage with up and over-door with power and light
- * Two blockwork stores behind garage
- * Driveway providing ample parking
- * Private fully enclosed wraparound garden

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Approximate Gross Internal Area = 84.1 sq m / 905 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 102.2 sq m / 1100 sq ft

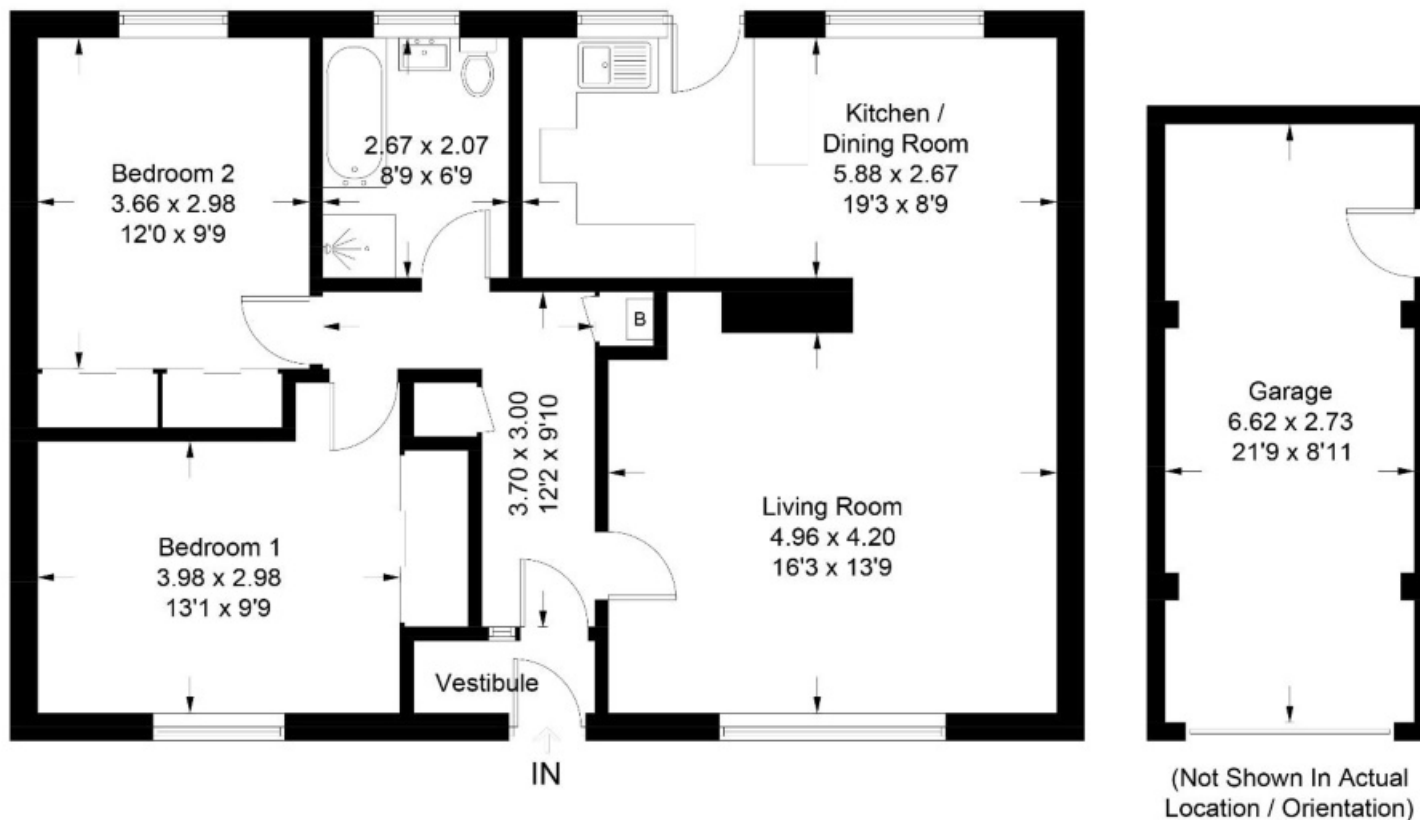


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302412)

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 property is within commuting distance of Edinburgh with a regular bus service to the Capital and nearby towns, and the new Borders Rail Link from Galashiels.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included.

No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Band D

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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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