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6 PEEBLES ROAD

WALKERBURN, SCOTTISH BORDERS EH43 6AY



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WELCOME TO

6 PEBBLES ROAD, WALKERBURN

This three-bedroom maisonette is a beautiful main-door property which occupies the first and second floors of a traditional building. It offers a picturesque village lifestyle in Walkerburn, providing proximity to the River Tweed and the enveloping countryside, complete with impressive far-reaching views from many of the rooms. Furthermore, the home is attractively presented throughout in light tones, boasting a well-appointed kitchen, a quality bathroom, and a study. It also has a private area of garden ground to the rear.



THE HIGHLIGHTS

- A beautiful maisonette in Walkerburn village
- Impressive hillside and country views
- Hall with storage and bright upper hall
- Southwest-facing living/dining room
- Stylish, well-appointed kitchen
- Three large double bedrooms
- Naturally-lit study for home working
- Bright three-piece bathroom
- Private rear garden
- Unrestricted on-street parking





TAKE A LOOK AROUND

The home's private front door opens to a ground-floor hall with storage and a staircase leading up to the first-floor accommodation. Here, the living/dining room welcomes you to sit back and relax whilst admiring the rolling hillside views. It enjoys neutral decoration and soft carpeting, as well as a handy cupboard and a southwest-facing aspect for a flood of daily sunlight. Next door, the kitchen sports a beautiful combination of ultra-modern (handle-less) cabinets in white alongside wood-toned worktops and monochrome-inspired splashback tiles. It is a stylish look. An integrated gas hob, concealed extractor, oven, and dishwasher are included, along with a freestanding fridge and an undercounter washing machine. Completing the first floor is a spacious principal bedroom with attractive styling and a handsome fireplace.

HEAD ON UP

The two remaining double bedrooms and a naturally-lit study are on the second floor, extending off a bright landing with an airing cupboard. The bedrooms are both generously proportioned and in keeping with the home's quality. Bedroom two has an open nook for storing an excellent selection of freestanding items, while bedroom three comes with built-in mirrored wardrobes and the property's best view, gazing out over the far-reaching countryside to the hills beyond. A lovely three-piece bathroom (with a handheld shower) finishes the accommodation. Gas central heating and double glazing ensure year-round comfort and efficiency.

THE DETAILS

All fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge, a dishwasher, and a washing machine to be included in the sale.





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THREE LARGE DOUBLE
BEDROOMS, A NATURALLY-LIT
STUDY AND A BRIGHT THREE-
PIECE BATHROOM





TOUR THE GROUNDS

Externally, the property has a private garden ground area to the rear. Also, parking in the vicinity is on street and unrestricted.

TELL US ABOUT

WALKERBURN

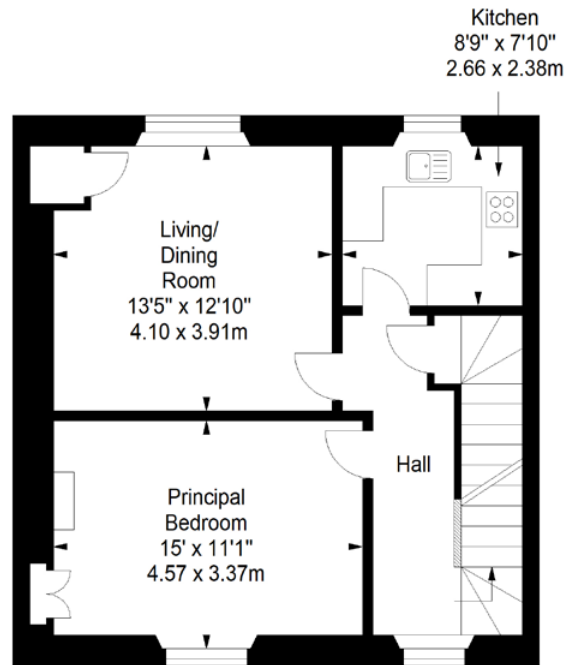
Situated on the banks of the picturesque River Tweed and surrounded by scenic Scottish Borders countryside, the quaint village of Walkerburn lies just under 9 miles from Peebles and 10 miles from Galashiels. The former mill village is served by a convenience store, a Post Office and a coffee shop, with 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 are 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

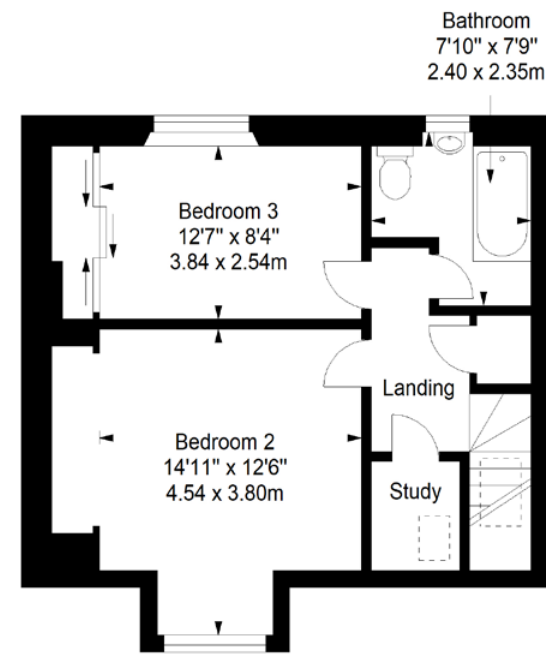
Ground Floor
Approx. 7.2 sq. metres (77.5 sq. feet)



First Floor
Approx. 50.8 sq. metres (546.8 sq. feet)



Second Floor
Approx. 45.4 sq. metres (488.7 sq. feet)



Total area: approx. 103.4 sq. metres (1113.0 sq. feet)

Property Office:

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