

25 Peebles Road, Walkerburn, EH43 6AY

Offers Over £325,000

JBM ESTATE AGENTS

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











DESCRIPTION:
Built in 2012, this property may appear quaint from the outside; however, it is rather Tardis-like internally, offering comfortable and versatile spacious accommodation arranged over three levels extending to an impressive 1926 square feet. With breathtaking views, a generous open-plan living space ideally suited to modern family life, and versatile accommodation offering a wealth of possibilities, this exceptional property combines space, flexibility and an enviable setting, with scenic walks and cycle paths on the doorstep and an excellent array of amenities available in the nearby towns. Early viewing is highly recommended.

Approached via the welcoming front terrace at ground level, the property opens into a bright and inviting inner hallway, immediately creating a sense of space and light, with a staircase rising to the upper level. The impressive open-plan sitting, dining and kitchen area forms the heart of the home, thoughtfully designed for modern family living and entertaining. A front-facing window, two rear windows, patio doors and a Juliet balcony ensure the space is wonderfully light and allow the stunning River Tweed scenery to take centre stage. Generously proportioned, there is ample space for lounge and dining furniture, together with a versatile study or music area, while the sitting area is centred around an electric fireplace with attractive stone surround. The well-appointed kitchen features an excellent range of modern wall and base units, complemented by contrasting worktops incorporating a sink positioned beneath a side-facing window, allowing plenty of natural light. Integrated appliances include an electric oven and hob, while space and connections are provided for a dishwasher and under-counter fridge. A large, recessed storage area adds further practicality. Elsewhere on the ground floor, a useful guest WC is conveniently accessed from the entrance hallway. The stairs rise to the first floor, opening into a versatile open-plan space currently arranged as a bedroom, seating, and dressing area, together with a spacious bathroom. A large rear-facing dormer with triple windows floods the room with natural light while taking full advantage of the magnificent views. The bedroom area also benefits from a front-facing Velux window, while the dressing area provides access to the adjoining bathroom, which comprises a WC, wash hand basin and panelled bath with shower over. This flexible first-floor space could readily be reconfigured to create two comfortable bedrooms, with one benefiting from its own en-suite bathroom. A staircase descends from the main living accommodation to a lower ground floor hallway with a generous under stair cupboard providing further practical storage, as well as a front facing external door giving easy garden access. With a window to the side there is an extremely comfortable double bedroom, together with a fabulous and generously proportioned versatile room currently utilised as a studio office and music room featuring dual windows and patio doors opening onto a balcony to the rear, where the magnificent views extend down the River Tweed and across the surrounding tree-lined hills beyond, the perfect spot for an evening aperitif. A useful utility room provides plumbing and space for a washing machine and tumble dryer, while the accommodation is completed by a well-appointed shower room.

OUTSIDE:
Externally, the property benefits from private garden grounds to both the front and rear. To the front is a charming, enclosed terraced-style garden, laid to artificial lawn for easy, low-maintenance upkeep, providing an ideal space to add attractive pots and planters for a welcome splash of colour. The rear garden is generous in size, beginning with a paved patio area which provides access to an extremely useful basement, complete with power and lighting, an ideal workshop whilst offering excellent additional storage, also housing the boiler. Beyond, a further area of artificial lawn is bordered by stone walling and showcases a delightful model railway layout. The garden is further enhanced by an abundance of flourishing fruit trees, offering a plentiful seasonal harvest, together with an attractive selection of mature shrubs and established greenery. Beyond, a large driveway provides off-street parking for several vehicles, alongside a generous, detached garage which also benefits from power and lighting along with a large fitted workbench.

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, and village hall, 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. PV solar tube water heating system located on the external rear wall. Gas fired central heating. Double glazed UPVC windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:
All fitted floor coverings, blinds, light fittings throughout, and integrated 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 £3,572.34 payable for the year 2026/2027. 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 C (79) with potential B (83).

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:
All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

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:
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

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Particulars prepared November 2026.



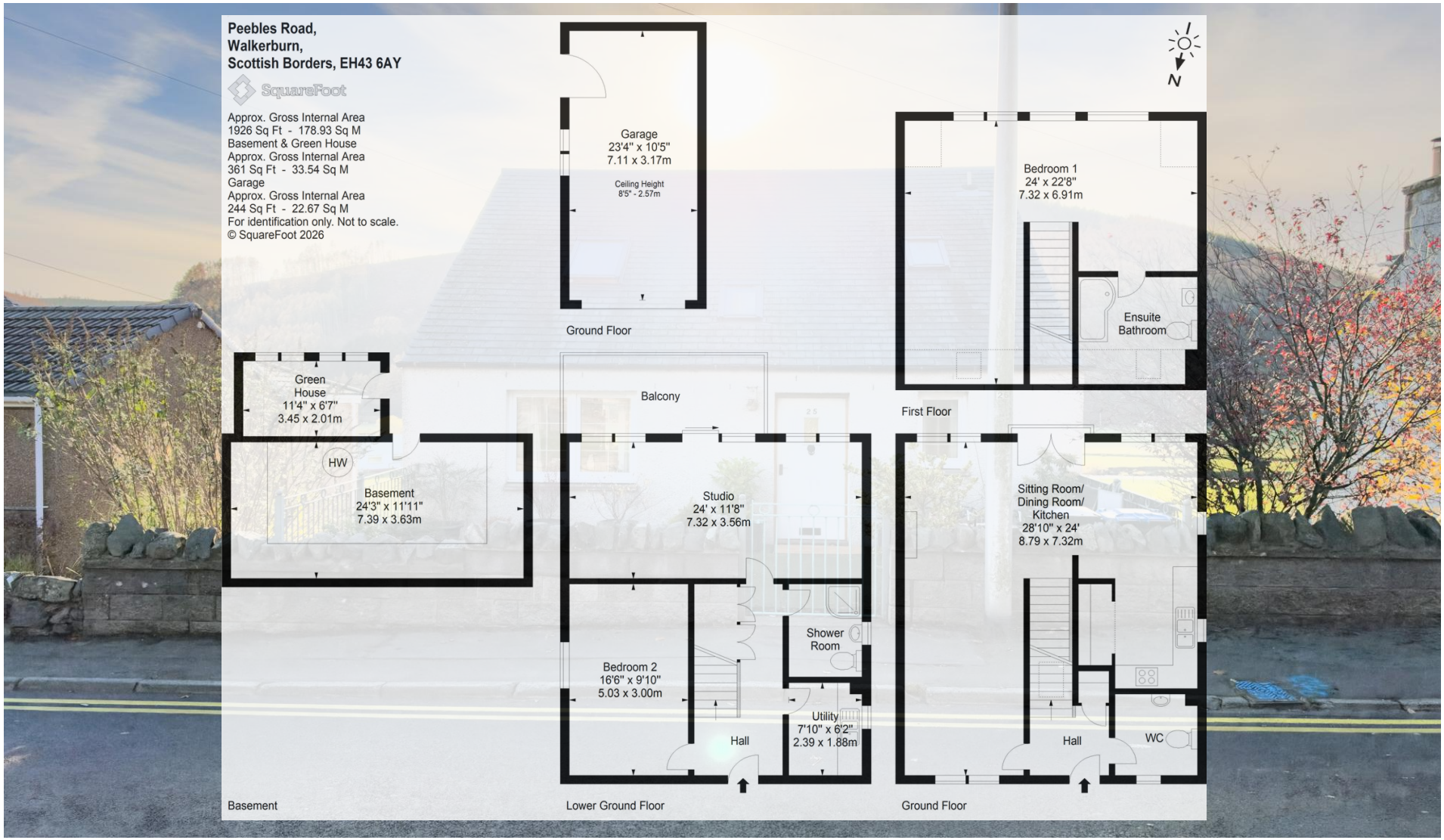












Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty 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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