

Peebles
Call 01721 723999

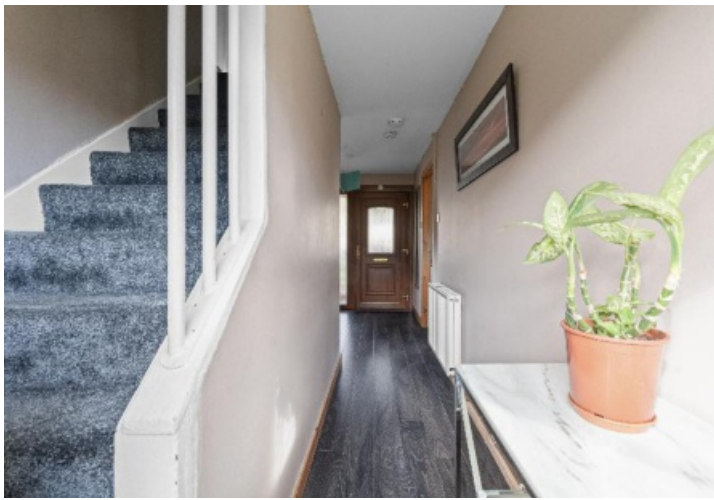
Offers Over £199,000

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132 Tweedholm Avenue East, Walkerburn, EH43 6AS



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Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft



Located in the village of Walkerburn, this attractive end-terraced home offers well-proportioned accommodation extending to approximately 102m², and constructed around 1965. With four spacious double bedrooms, it is ideally suited to families or anyone seeking generous living space. The home enjoys a particularly appealing setting, with private gardens to the front, side, and rear. Open views over the River Tweed and the surrounding hills create a picturesque backdrop, while the garden's sought-after southerly aspect makes it perfect for outdoor living. With immediate access to a range of scenic walking and cycling routes, this is a wonderful opportunity to embrace village life in a truly beautiful natural setting

Accommodation

GROUND FLOOR

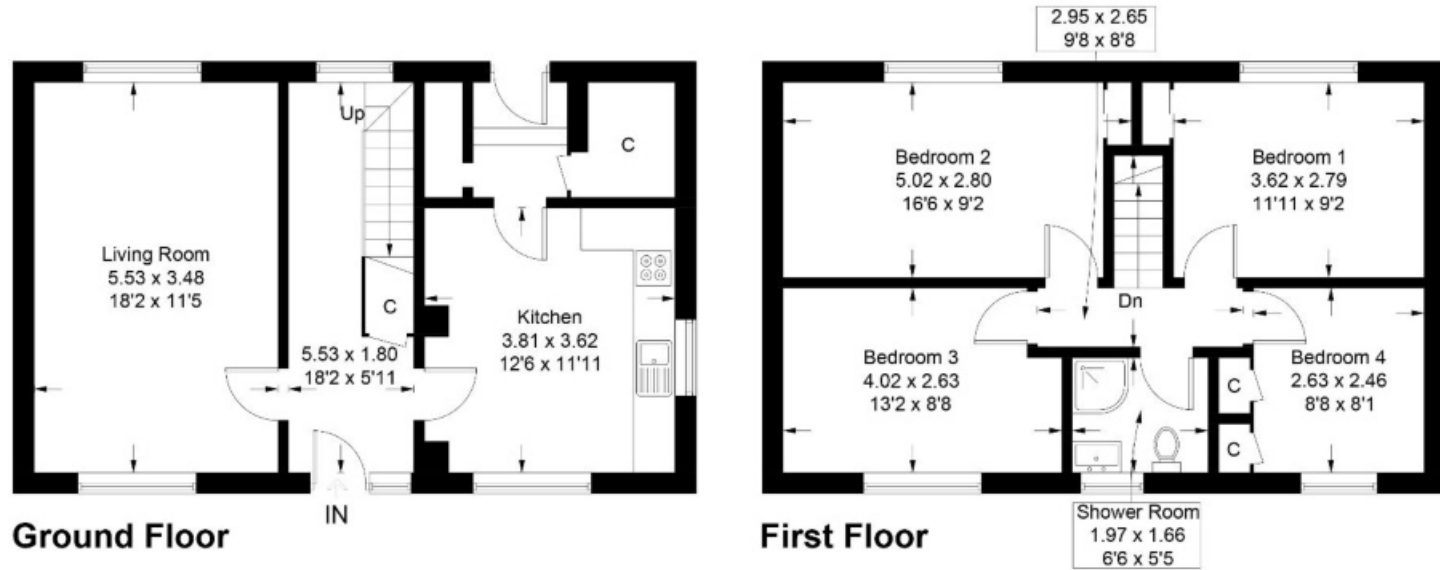
- * Hallway
- * Dual aspect living room
- * Modern fitted dining kitchen with integrated appliances
- * Rear hallway leading to garden

FIRST FLOOR

- * Upper landing
- * Four spacious double bedrooms
- * Shower room

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private enclosed garden grounds to the front, side and rear
- * On-street parking



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1284358)

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 village is within commuting distance of Edinburgh with a regular bus service to Edinburgh and nearby towns, and the 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 C

Council Tax

Band C

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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

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

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