

Peebles

Call 01721 723999

Offers Over £135,000

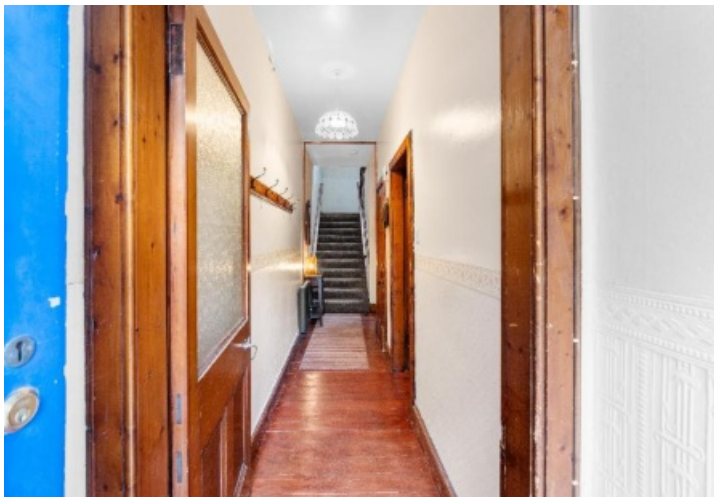


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SOLICITORS & ESTATE AGENTS

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21 Peebles Road, Walkerburn, EH43 6AY



First floor and second floor maisonette with exceptional panoramic views, generously proportioned rooms extending to 110m² or thereby retaining period features and offering flexible layout. The property has the benefit of a private garden with direct access to countryside walks along the River Tweed, biking trails and a plethora of popular outdoor pursuits.

Accommodation

FIRST FLOOR

- * Entrance vestibule
- * Hallway
- * Living room with bay window and open fire
- * Dining Kitchen with wood burning stove

SECOND FLOOR

- * Upper landing
- * Two spacious double bedrooms with feature fire place
- * Bathroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Electric Wi-Fi controlled heaters
- * Double glazing
- * Private garden ground to the rear
- * Shared brick wash house

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Approximate Gross Internal Area = 112.3 sq m / 1208 sq ft

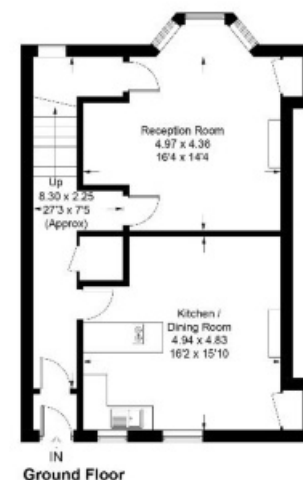


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1139721)

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 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

D.

Council Tax

Scottish Borders Council Tax Band A.

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

Also At:

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Jedburgh,	Tel 01835 863 202
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.