Peebles
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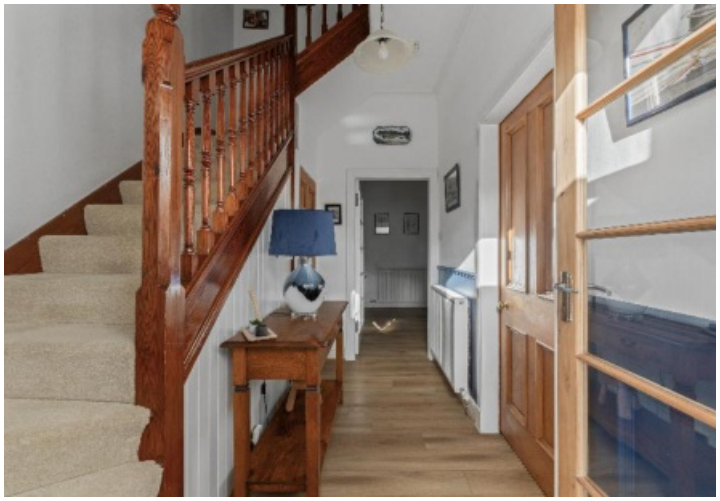
Offers Over £285,000

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Lynwood, 3 Caberston Avenue, Walkerburn, EH43 6BA













Set in an elevated position overlooking Walkerburn, Lynwood enjoys far-reaching views across the valley and towards the River Tweed. A particular highlight is the bay-windowed living room, where the ever-changing outlook becomes part of everyday life, creating a bright and welcoming space that makes the most of its surroundings.

Offering two spacious double bedrooms and a generous dining kitchen at the heart of the home, the property successfully combines traditional character with practical modern living. Established gardens extend around the property, while the location places the renowned walking, cycling and outdoor pursuits of the Tweed Valley right on the doorstep.

Ideal for buyers seeking a home with views, outdoor space and a Borders village lifestyle, Lynwood enjoys a superb setting within one of the region's most scenic landscapes.

Accommodation

GROUND FLOOR
* Entrance vestibule
* Welcoming reception hall
* Bay-windowed living room with wood burning stove enjoying elevated views across the valley towards the River Tweed
* Spacious dining kitchen with ample space for dining and entertaining
* Utility area
* Cloakroom

FIRST FLOOR
* Upper landing
* Bay windowed master bedroom with fitted cupboards providing ample storage
* Spacious double bedroom with fitted cupboards

ADDITIONAL INFORMATION
* Established gardens to the front, side and rear
* Outdoor seating and garden areas ideal for enjoying the views
* Gas central heating
* Double glazing installed 2021
* New front and back door installed 2021
* On-street parking

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Approximate Gross Internal Area = 107.48 sq m / 1157 sq ft

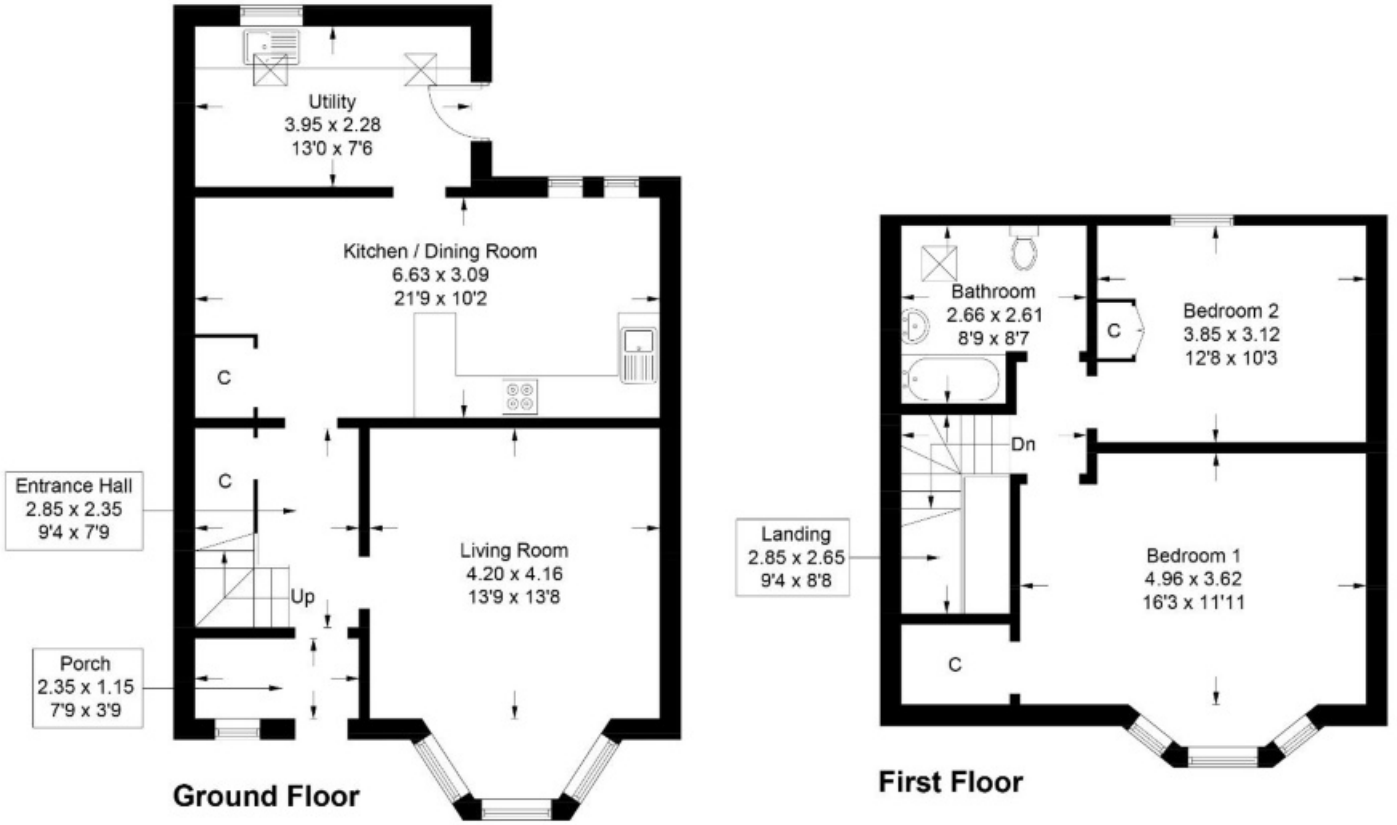


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344823)

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 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.

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Interested in this property?

Peebles
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Saturday: 9.00am to 12.00 noon









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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.