

Peebles

Call 01721 723999

Offers Over £120,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



59 Tweedholm Avenue East, Walkerburn, EH43 6AP



Ground floor flat situated within the picturesque village of Walkerburn, just two miles from Innerleithen and eight miles from Peebles. The property is presented in immaculate decorative order throughout benefiting from generously proportioned rooms, flooded with natural light, and own main front and back doors. The gardens are predominantly laid to lawn and are fully enclosed, incorporating a large decked patio area to the rear. The property has the most spectacular backdrop of the rolling Scottish Borders hills and countryside with the River Tweed meandering through. On your doorstep is a multitude of popular outdoor pursuits, including world class mountain biking trails, fishing and hill walking.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room
- * Kitchen
- * Bathroom with over-bath shower
- * Two double bedrooms

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private front and back gardens
- * Timber shed

59 Tweedholm Avenue East, Walkerburn, EH43 6AP

Approximate Gross Internal Area = 72.4 sq m / 779 sq ft

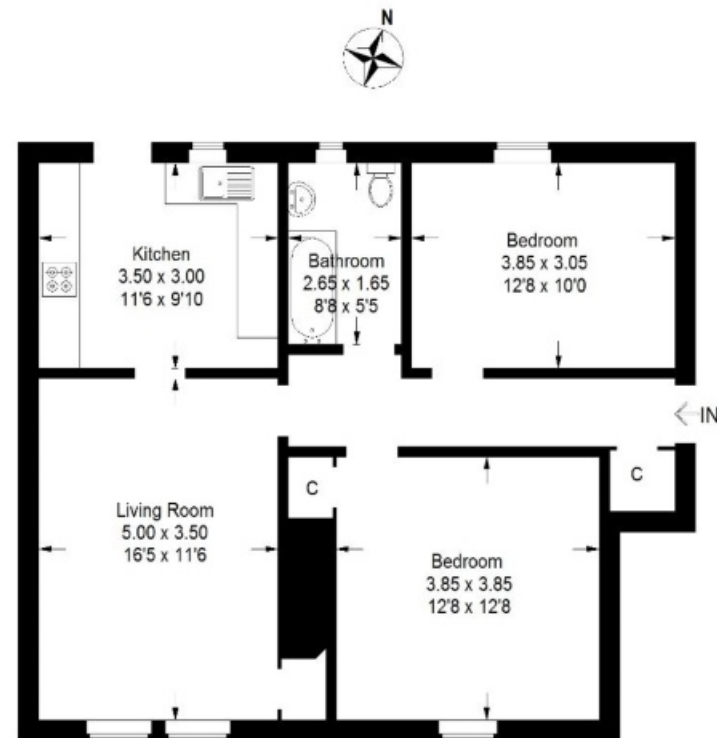


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1071492)

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 property 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

C

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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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.