

Peebles

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Offers Over £630,000

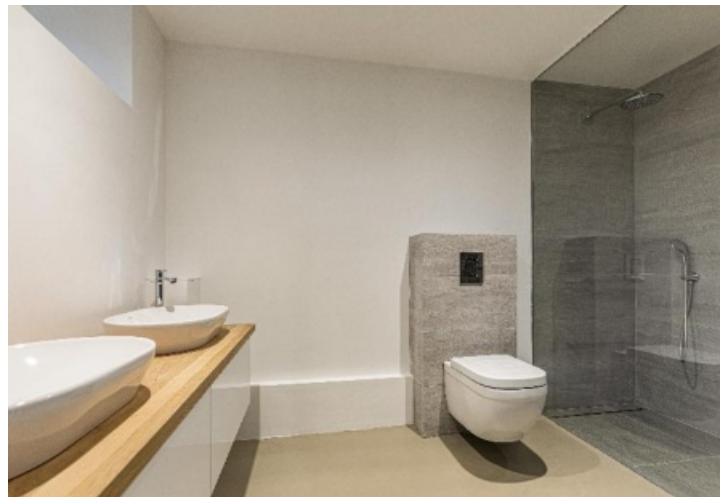


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Sunnybrae Lodge, Galashiels Road, Walkerburn, EH43 6AA



Constructed circa 1890 this detached one and a half storey former lodge house with gated entrance located in a quiet village just two miles from Innerleithen and 8 miles from Peebles, featuring a traditional whinstone exterior with intricate decorative detailing. Inside, the home has been modernised with an open concept flexible layout extending to 271m2; the use of traditional features and bi-folding doors, adds a timeless elegance to the home and creates a seamless transition between the indoor and outdoor areas. This design choice also maximizes the views of the courtyard garden and creates a sense of openness and airiness throughout the space providing a welcoming and visually stunning living environment.

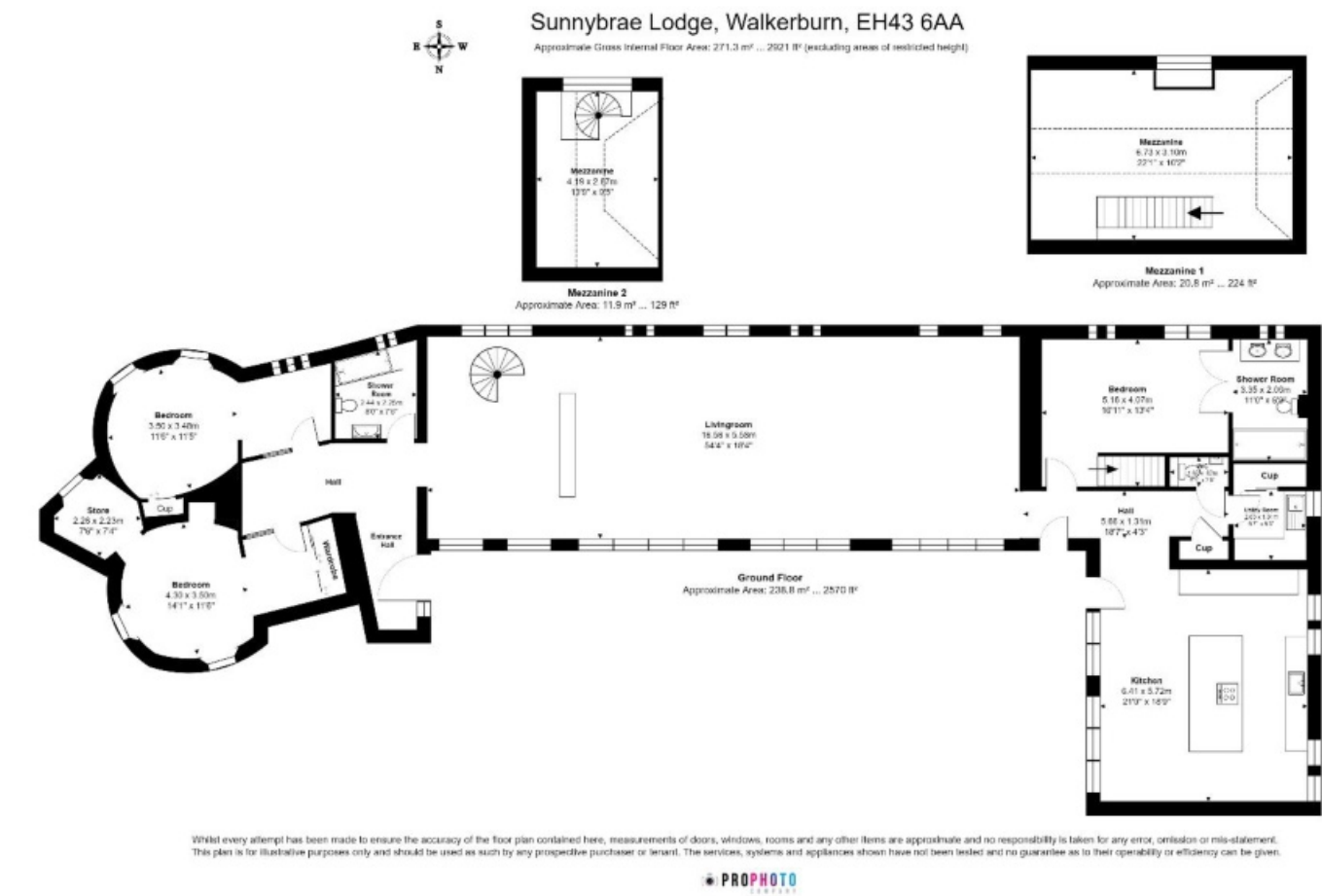
Accommodation

LOT 1 - HOUSE - PLOT SIZE 0.1 OF AN ACRE
HOME REPORT VALUATION £600,000

GROUND FLOOR

- * Entrance hallway
 - * Large dual, aspect living room with feature wood store / media wall fitted with television, and bi-folding doors to the courtyard garden, metal reclaimed spiral staircase to mezzanine area 2.
 - * High specification, fitted kitchen with quartz worktop and predominantly Bosch series 6/8 appliances throughout. Wall mounted television.
 - * Utility room
 - * Master bedroom with en-suite shower room, stairs to mezzanine area 2
 - * Two further double bedrooms
 - * Shower room
 - * Cloakroom
 - * Store
 - * Ample storage cupboards
 - * Fully enclosed courtyard garden which the main living areas are centred around and accessed from
- ADDITIONAL INFORMATION
- * Kitchen island with hob and down floor extractor fitted with external ventilation. Hidden sockets. Integrated fridge/ freezer, eye-level double oven / microwave, wine fridge
 - * Flooring - multi-zone underfloor heating to ground floor level with independent zone control - finished with Microcement. Oiled timber flooring to bedroom and upper floor areas with traditional radiators
 - * Doors - interior Suffolk oak and glazed metal artwork screens
 - * Wall finishes - zones of Microcement metallic to media wall and kitchen, exposed treated stone and reclaimed wood wall cladding to living room and kitchen feature walls
 - * Metalwork - feature wood store / media wall, industrial finish glazed screens to internal doors
 - * High speed broadband , 2 zone wifi boosters and cat 6 connections for building controls and multiple zone dimmable lighting zones

- LOT 2 - CONTAINERS - LARGE PLOT EXTENDING TO 0.3 OF AN ACRE - Priced at £30,000
- * Two insulated containers, timber lined walls with vinyl flooring and services with basic fit out
 - * Container One - planned as the living area with small kitchen area (no equipment)
 - * Container Two - planned for bunk beds/ small wardrobe and shower / toilet room - bathroom will be fitted
 - * Containers are positioned on a large decked area within the woodland garden, offering an excellent degree of privacy and potential as an additional stream of income



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 supermarkets, 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 electricity, gas, water and drainage

EPC

C

Council Tax

Scottish Borders 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.

Interested in this property?

Peebles

Call 01721 723999

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Opening Hours:
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