




McEwan Fraser Legal

Solicitors & Estate Agents

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Woodend Cottage

JUNIPER BANK, WALKERBURN, BORDERS, EH43 6DE



LOCATION



The village of Walkerburn lies in the centre of the beautiful Tweed Valley, enjoying a semi-rural lifestyle. The location is perfect for country pursuits which include fishing, shooting, hill-walking and mountain biking at nearby Innerleithen and Glentress. There is a village shop for day-to-day items, while more extensive shopping is found in Peebles which lies under 9 miles to the west and has a broad range of shops and recreational facilities including The Eastgate Theatre, Gytes Leisure Centre and swimming pool. Galashiels, around 10 miles to the east, has a train station, multiplex cinema and several high street shops including Asda, Tesco, Next and Marks & Spencer.

THE COTTAGE ENJOYS A SUPERB UNINTERRUPTED OPEN OUTLOOK TOWARDS THE HILLS AND SURROUNDING COUNTRYSIDE.



WOODEND COTTAGE

BEAUTIFUL THREE BEDROOM COTTAGE.

Traditionally built detached three bedroom cottage which is situated at the edge of the village.

The cottage enjoys a superb uninterrupted open outlook towards the hills and surrounding countryside. It is presented in good order throughout and would be ideally suited to those searching for a potential holiday rental investment or those looking for the country lifestyle.

Accommodation comprises; entrance hall, spacious living room with feature gas fire and the most stunning views, the large traditional kitchen benefits from a Rayburn and a traditional pulley, a utility room sits off the kitchen and houses all white goods as well as an additional oven/hob. There are three good sized bedrooms, family bathroom and a further family shower room.

The property also has great outdoor space which the current owners have landscaped excellently. There is a fire pit, coal shed, a greenhouse. In the orchard there are a number of apple trees plus plum, pear and cherry trees. The garden must be seen to be fully appreciated.

There is also a garage and off street parking for two cars.



Approximate Dimensions (Taken from the widest point)

Lounge (Upper Floor)	4.56m (15') x 4.20m (13'9")
Kitchen	4.86m (15'11") x 2.00m (6'7")
Bedroom 1	3.55m (11'8") x 3.40m (11'2")
Bedroom 2	4.20m (13'9") x 2.94m (9'8")
Bedroom 3	4.20m (13'9") x 2.83m (9'3")
Bathroom	1.97m (6'6") x 1.70m (5'7")

Gross internal floor area (m²) - 112m²

EPC Rating - E

Extras (Included in the sale): White goods are included in the sale. The furniture is available by separate negotiation.

THE DETAILS

Floor Plan, Dimensions and Location

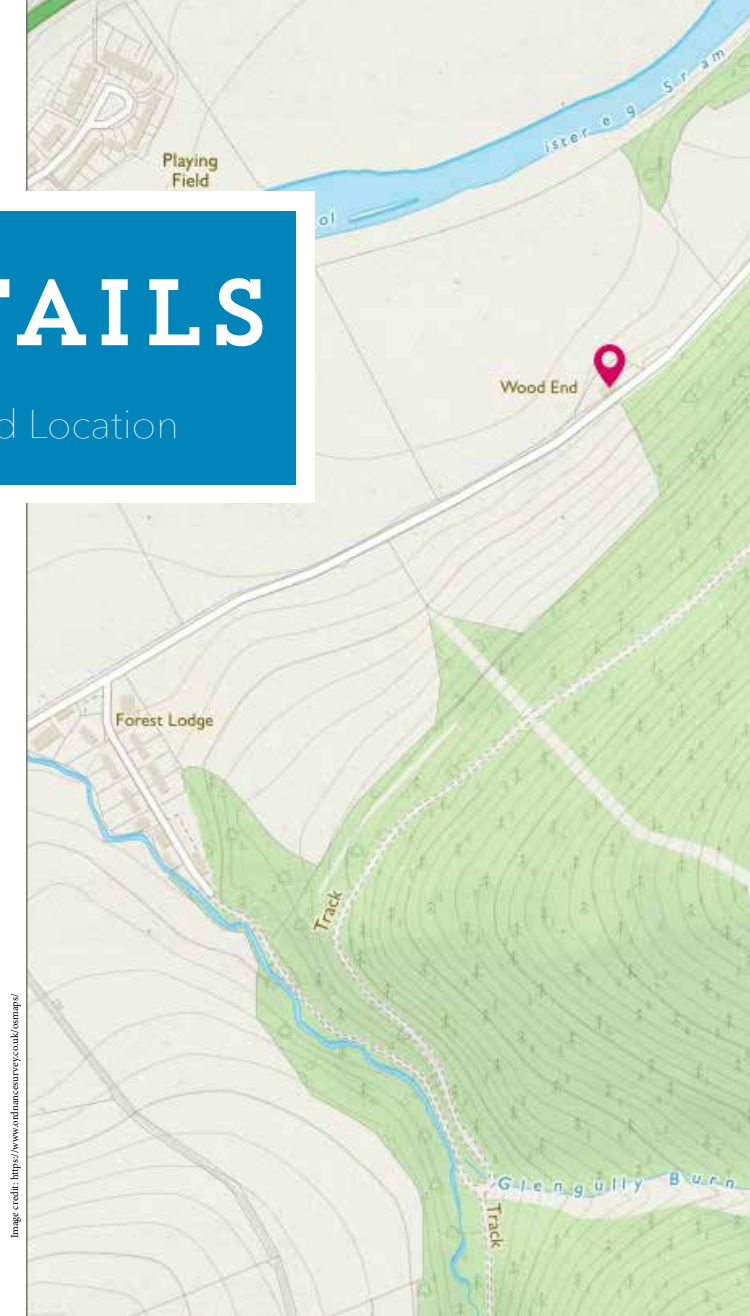


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