

115 Tweedholm Avenue East

WALKERBURN, PEEBLES, SCOTTISH BORDERS, EH43 6AP



"Traditionally built lower three bedroom flat which is situated at the edge of the village"



01896 800 440



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Traditionally built lower three-bedroom main door flat which is situated at the edge of the village. The property enjoys a superb outlook towards the hills. It is presented in good order throughout and would be ideally suited to those searching for a lovely family home, potential holiday rental investment or those looking for the country lifestyle.

THE LOUNGE



The accommodation comprises; a spacious entrance hall and a cosy family living room with views of the hills through the large front windows that also fill the room with natural light as well as a feature electric fire.

The traditional kitchen benefits from a selection of wall and floor units with freestanding appliances.

THE KITCHEN



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THE DINING ROOM





THE BEDROOMS



There are three good sized double bedrooms all of which would allow various configurations of free-standing furniture, one of the bedrooms is currently being utilised as a handy dining room.

THE SHOWER ROOM



Completing the accommodation is the family shower room which benefits from a useful linen cupboard.

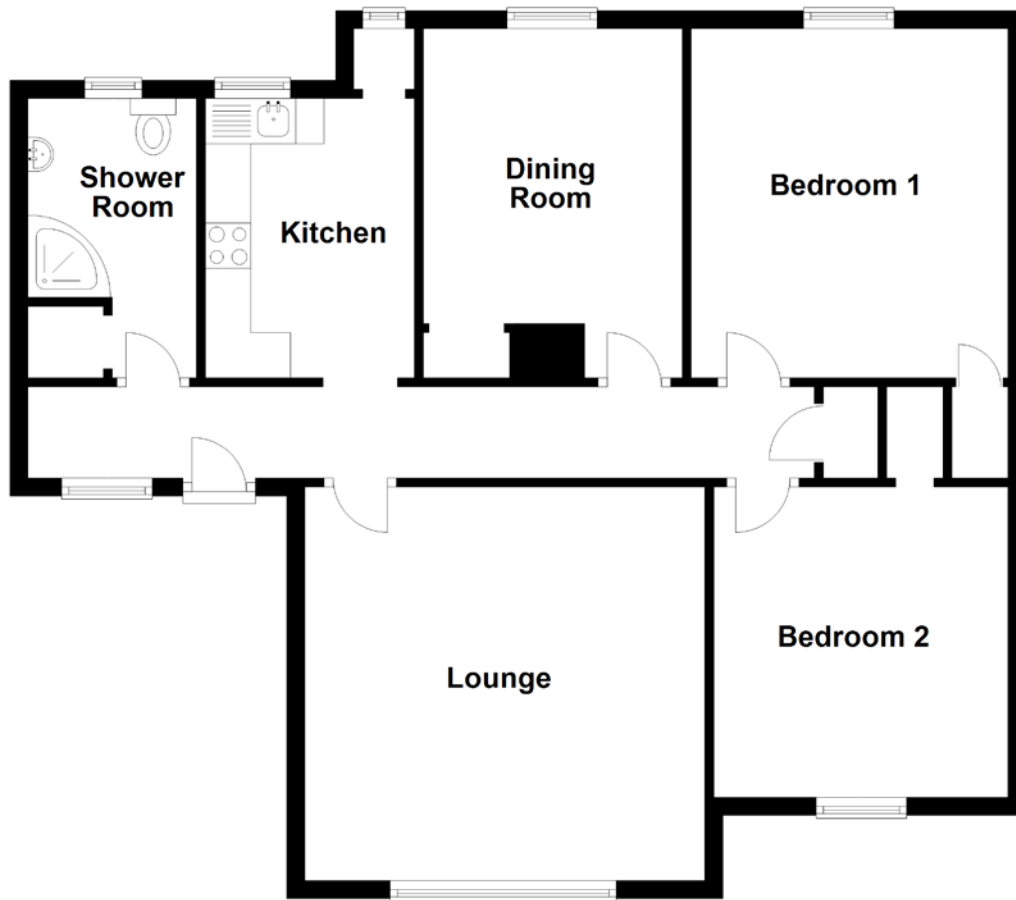


The property has great outdoor space which the current owners have made very accessible. To the front there is a sizeable garden and driveway parking for up to three cars while there is a further garden to the rear which houses a large shed.

THE GARDENS



FLOOR PLAN, DIMENSIONS & MAP

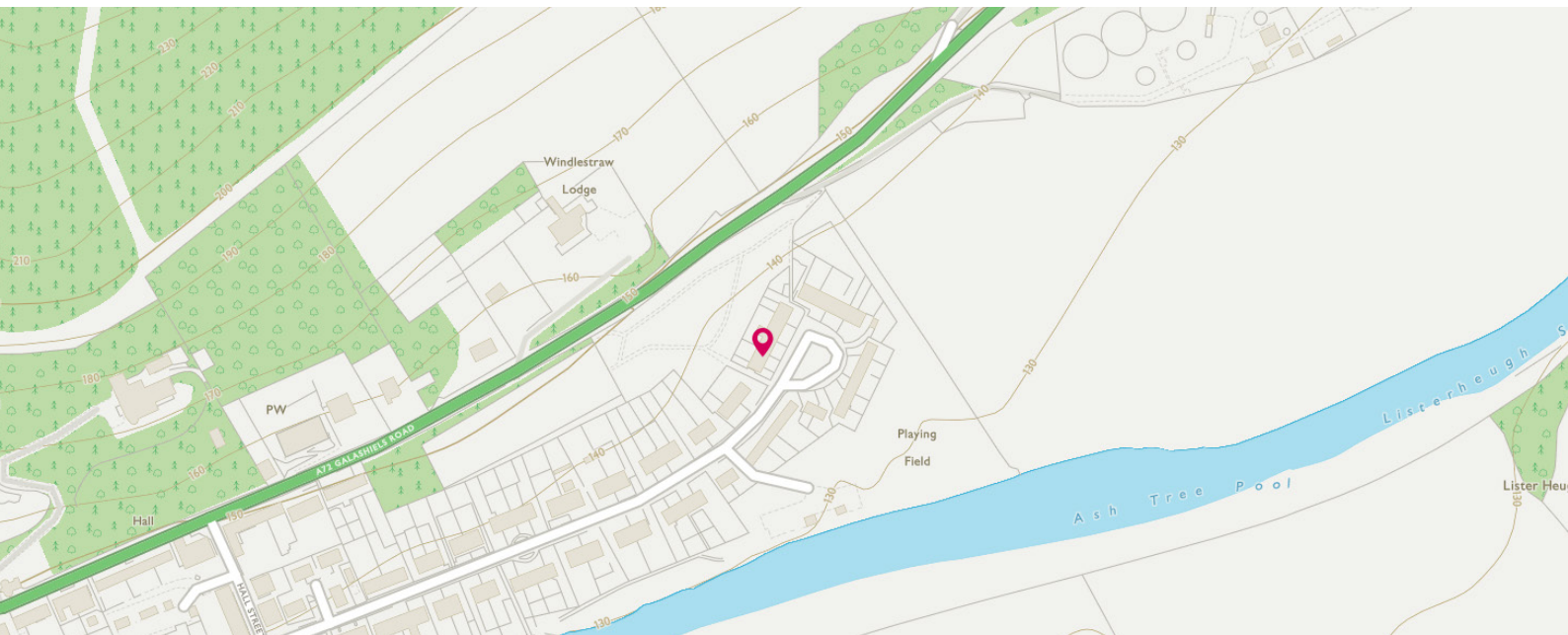


Approximate Dimensions
(Taken from the widest point)

Lounge	4.42m (14'6") x 4.35m (14'3")
Kitchen	3.09m (10'2") x 2.31m (7'7")
Dining Room	3.86m (12'8") x 2.86m (9'5")

Bedroom 1	3.86m (12'8") x 3.50m (11'6")
Bedroom 2	3.43m (11'3") x 3.25m (10'8")
Shower Room	3.15m (10'4") x 1.86m (6'1")

Gross internal floor area (m²): 78m²
EPC Rating: C



THE 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. Innerleithen has wide array of shopping including a size-able Coop store which is under a mile and half away from the property. 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.


McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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