

**Peebles**  
Call 01721 723999

**Offers Over £55,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**18 Galashiels Road, Walkerburn, EH43 6AG**



Well presented own main door ground floor flat with accommodation extending to 26m<sup>2</sup> or thereby. Internally the property benefits from lots of natural light and a neutrally decorated interior. Externally there is an enclosed area of private garden ground to the front, and located within easy access is world-class biking trails, walks and many other popular pursuits. This property would make an ideal first time purchase or rental investment.

## Accommodation

### GROUND FLOOR

- \* Entrance
- \* Living room
- \* Kitchen
- \* Shower room
- \* Double bedroom with fitted wardrobe providing ample storage

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* On-street parking

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Approximate Gross Internal Area = 26.5 sq m / 285 sq ft

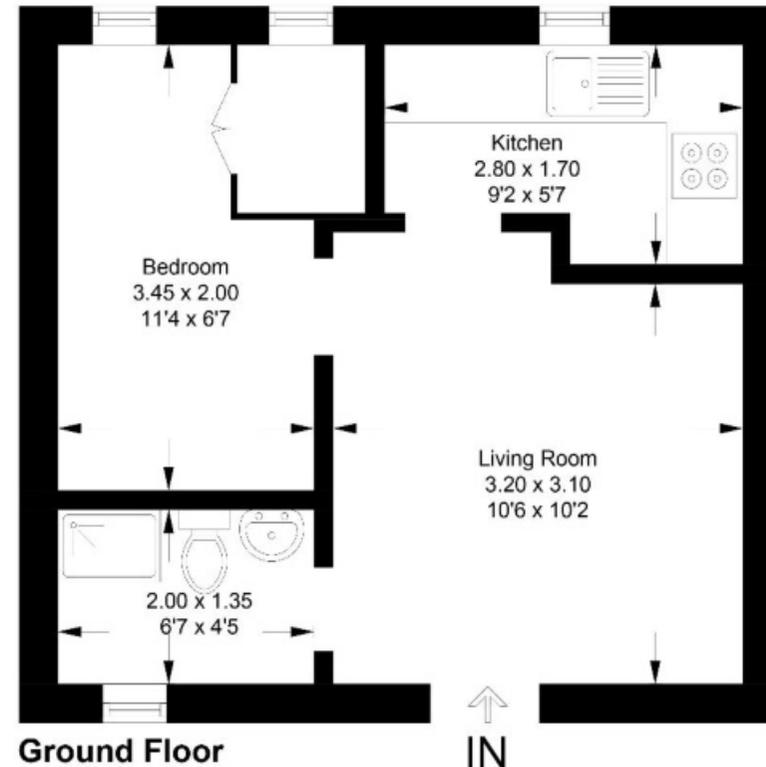


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049800)

### 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 property is within commuting distance of Edinburgh with a regular bus service to the Capital and nearby towns, and the new 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 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  
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Fax: 01721 723888  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
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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.