

Peebles
Call 01721 723999

In the region of £265,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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PARK HOUSE
Park Avenue, Walkerburn EH43 6AN



Rare to the market, a highly desirable detached Fjordhus of Scandinavian design with exceptional uninterrupted views of the rolling hills and countryside. This impressive eco friendly home offers bright and spacious accommodation, finished to the highest specification. Located in the small village of Walkerburn, the property is within easy walking distance of the local school and all amenities.

Accommodation Details:

GROUND FLOOR

Entrance Hallway
Livingroom / Kitchen / Dining
Shower Room
Utility

FIRST FLOOR

Master Bedroom with Balcony off
Double bedroom
Bathroom

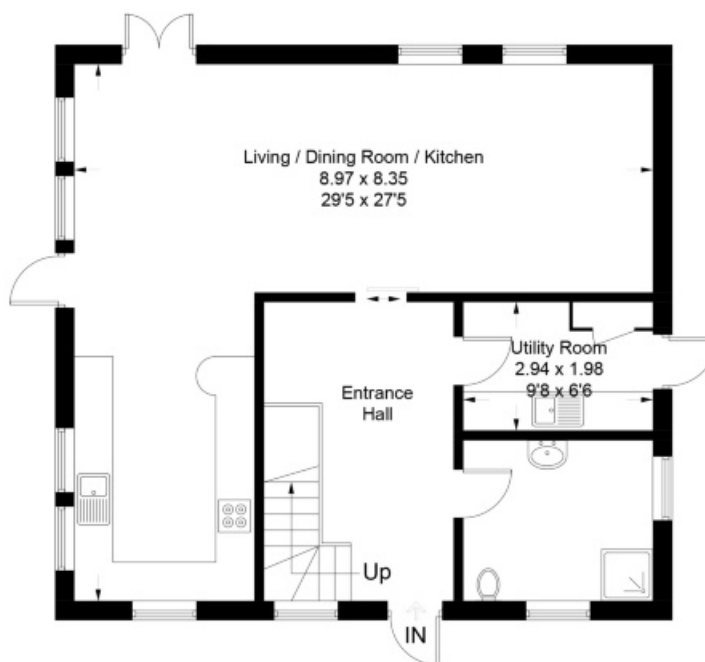
Double glazing
Electric storage heaters
Under floor heating
Air to air heat exchange system
Photovoltaic Solar panels with feed-in tariff
Wood burning stove

OUTSIDE

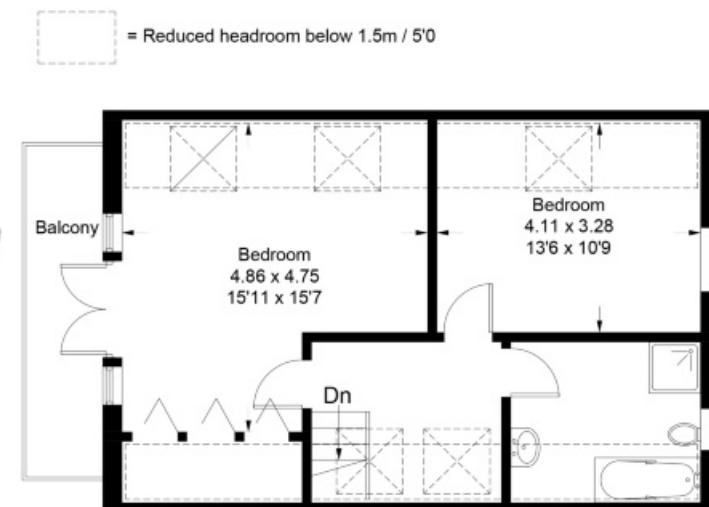
Fully enclosed Wraparound garden
Detached garage
Ample off street parking
Log store

Park House, Park Avenue, Walkerburn, EH43 6AN

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID505374)

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:

The sale shall include all floor coverings together with intergrated appliances. The condition of any remaining whites goods will not be guaranteed.

Services:

Mains electricity and drainage. Private water supply and photovolataic Solar Panels.

EPC:

B

Viewings:

By appointment with the Selling Agents.

Council Tax:

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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Peebles, EH45 8RX
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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
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



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.