

Peebles

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Offers over £490,000

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Tower House, Caberston Road, Walkerburn, EH43 6AU



A rare opportunity to acquire a modern, unique property with stunning uninterrupted views of the River Tweed and the surrounding hills and countryside. This impressive home offers bright and spacious accommodation and is presented in immaculate condition throughout. Set in the picturesque village of Walkerburn, this superb property is within easy walking distance to all local amenities.

Accommodation Details:

GROUND FLOOR

- Entrance Hallway
- Living Room
- Dining Room
- Kitchen / Breakfast Area
- Utility Room
- Cloakroom

FIRST FLOOR

- Landing
- Master Bedroom with En-suite Bathroom
- Guest Bedroom with En-suite Shower room
- Two further Bedrooms
- Family Bathroom

SECOND FLOOR

- Solarium

BASEMENT

- Storage Accommodation

ADDITIONAL INFORMATION

- Gas central heating
- Double Glazing
- Timber Shed
- Generous private Garden grounds

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Approximate Gross Internal Area = 256.3 sq m / 2759 sq ft
Basement = 118.8 sq m / 1279 sq ft
Total = 375.1 sq m / 4038 sq ft

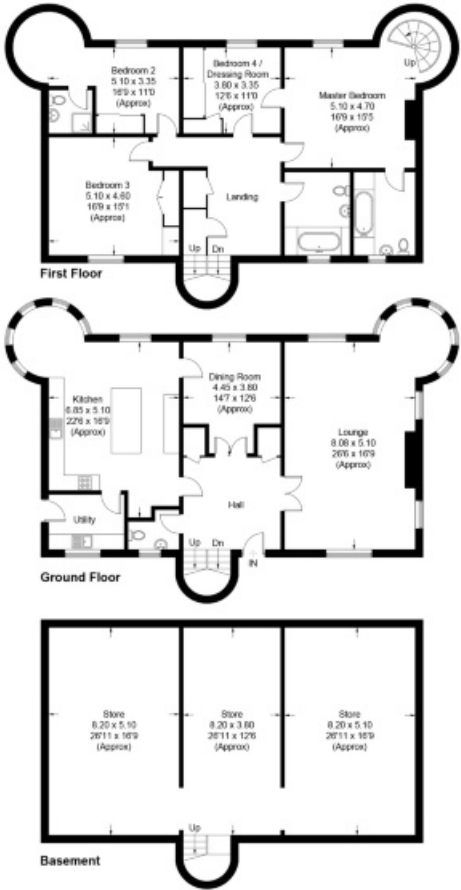


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID589518)

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, and fishing on the River Tweed. The Macdonald Hotel and Country Club at Cardrona offers a spa/health club and 18 hole excellent hill walking, horse riding championship golf course. Located mid way between Peebles and Galashiels, the village is served with a shop, coffee shop, a hotel 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 carpets and floor coverings are included. The condition of any white good remaining will not be guaranteed.

Services:

Mains gas, electricity, water and drainage.

EPC:

C.

Viewings:

By appointment with the Selling Agents.

Council Tax:

Band G.

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:
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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.