



3 WEST BOLD COTTAGES,
WALKERBURN, PEEBLESSHIRE,
EH43 6DD

LIDDLE & ANDERSON
SOLICITORS AND ESTATE AGENTS

THE PROPERTY

This 4 double bedroom traditional stone built end-terrace property, situated on the outskirts of the picturesque village of Walkerburn in the Tweed Valley south of Edinburgh, offers a fantastic semi-rural family home or alternatively a letting opportunity as a holiday home. Surrounded by countryside, the property enjoys pleasant views over open farmland and features garden ground with privacy. It is also ideally positioned close to spectacular mountain biking areas and the nearby Glentress Forrest. Whilst in need of some modernisation, the property is a must view!

Internally, the accommodation comprises of: Entrance hall, featuring three south facing single glazed windows, allowing natural light to fill the area, and providing access to the living room, kitchen, 4 bedrooms and bathroom. A loft hatch provides access to a fully floored loft area. The living room, which benefits from dual aspect single glazed windows facing north and south, features a traditional open coal fire, and access through to a useful utility room.

The north facing kitchen, which overlooks the rear garden, offers a range of base and wall mounted units, a gas hob and electric oven, dishwasher and fridge freezer which are all included. All 4 bedrooms, which are north facing with single glazed windows, provide ample space for free-standing furniture. Completing the internal accommodation is the bathroom, which benefits from a three-piece white suite with shower enclosure, vinyl floor and double glazed window.

Externally, the private garden grounds predominantly lie to the west side and rear of the property. There is a patio area and lawn to the west side, bordered with decorative shrubs and mature planting. The rear garden, which is planted with a variety of mature trees and shrubs, including fruit trees, lays over various levels with steps to access each and enjoys open outlooks to the surrounding agricultural fields.

THE DISTRICT

The Cottage is located on the outskirts of the village of Walkerburn which has a small number of local amenities including a village shop/Post Office, coffee shop a primary school and a number of local businesses in the old mill buildings. Secondary school education is at nearby Peebles High School. Walkerburn's location means that cycling and walking are close at hand, with the acclaimed cycle trails at Glentress, and on the hills of the Pirn within easy access, as well as the Southern Upland Way just a short walk away on the south side of the Tweed.



ROOM DIMENSIONS

(Longest & Widest)

Lounge – 16'11" x 12'3"	Utility – 8'10" x 6'6"
Kitchen – 10'6" x 8'9"	Master Bedroom – 12'7" x 12'4"
Bedroom 2 - 12'6" x 8'11"	Bedroom 3 – 12'6" x 8'10"
Bedroom 4 – 12'9" x 7'1"	Bathroom – 10'4" x 6'0"

EXTRAS

All fitted floor coverings, light fittings, curtains, poles and white goods are included in the sale.

HOME REPORT

To request a copy of the Home Report please email prop@l-a.scot.

All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category E

Tenure: Ownership

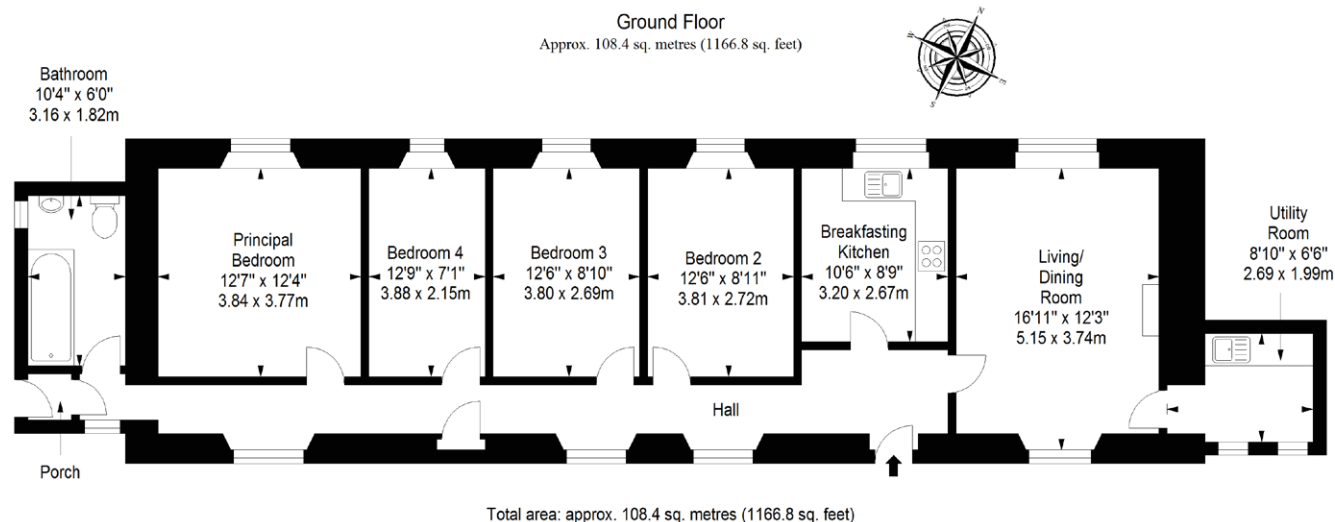


VIEWING

Viewings are strictly by appointment. To arrange a viewing, please call 01506 822 727 or email prop@l-a.scot.

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Prospective purchasers are advised to have their interest noted through their Solicitor as soon as possible in the event of an early closing date being set for the receipt of Offers. The seller reserves the right to accept an Offer without referral to any note of interest.

These presents are believed to be correct but no representations are made and they do not form part of any contract. The floor plan and measurements are indications only and should not be depended upon. Offerers must satisfy themselves as to their accuracy.

Please note that the systems/services referred to have not been tested by our clients or their agents and no warranty will be given as to their condition.

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