



Cedar Wood, Juniper Bank, Walkerburn, EH43 6DE
Offers Over £300,000



A fabulous semi-rural detached three-bedroom timber clad cottage set within generous private garden grounds surrounded by the beauty of the Tweed Valley countryside located between the Borders Hamlet of Thornylee, and Village of Walkerburn.



Description:

Built in the 1950s, named "Cedar Wood", the property enjoys a modern interior offering spacious accommodation totalling an impressive 1094 square feet boasting of truly magical, panoramic countryside views from all aspects. Benefits include generous private gardens, an additional area of grazing land/small paddock, a large timber barn, access to the open countryside with an array of outdoor facilities, and excellent amenities in the nearby towns of Innerleithen and Peebles. This property is sure to prove extremely popular, perfect for those looking for a semi-rural lifestyle, and early viewing comes highly recommended.

The well-presented internal accommodation which enjoys a fresh modern décor throughout, comprises; entrance vestibule leading into a welcoming inner hallway with a window to the front of the property. The relaxing sitting room features a dual aspect with a window to the front, and French doors to the rear offering breathtaking countryside views, whilst a wood-burning stove set within an exposed brick recess gives the room a real charming focal point. Open to the sitting room, the kitchen is fitted with stylish wall and base units with timber worktop surfaces incorporating a white ceramic sink unit positioned below a rear-facing window. Integrated appliances include an electric oven and hob, whilst space and services are provided for a dishwasher and fridge freezer. The kitchen benefits from having a walk-in storage cupboard, and also gives access to a rear utility porch housing the washing machine and access to a further storage cupboard. There are three comfortable bright and airy double bedrooms to which all are of a particularly good size, one positioned to the front, another to the rear, whilst the principal benefits from the superb views via dual aspect windows to the front and rear. The accommodation of this fantastic property is completed by the family shower room which is fitted with a modern three-piece suite incorporating a WC, wash hand basin, a large walk-in shower enclosure, and a rear-facing opaque window allowing the natural light to flood in.

Outside:

Externally, the property is set within extensive private garden grounds to the front, side, and rear. The front garden enjoys an area of lawn surrounded by mature wildflower beds and shrubbery, whilst a gravelled driveway provides off-street parking for several vehicles and leads to a timber double timber garage, and a large timber barn extending to 878 square feet, which benefits from power and light, positioned to the left-hand side of the property. The generous rear garden is mainly laid to lawn incorporating tiered timber sleeper raised flower beds planted with an array of plants allowing bursts of colour throughout the year. The garden also enjoys a chipped area offering ample space for outdoor dining, an array of mature shrubbery and trees, and is bound and bordered by both traditional stone walling and mature hedging. There is a large piece of land situated to the eastern side of the property which could easily be used as a small paddock which is fully bound by agricultural timber post and wire fencing and is accessed within the driveway to the property via a large metal gate located next to the timber barn.

Location:

Cedar Wood lies between the small village of Walkerburn and the hamlet of Thornylee. The village of Walkerburn is well located for country pursuits including mountain biking, fishing, shooting, golf, and hill walking. There is a primary school and nursery within the village whilst secondary education can be found at Peebles High School. Walkerburn is well served with a post office/village shop, café, village hall and a hotel. Further amenities are provided in the nearby town of Innerleithen, whilst the County Town of Peebles lying some 8 miles to the west offers a wide variety of shops and recreational facilities including the Peebles Hydro hotel, the Eastgate Theatre, and a swimming pool. The market town of Galashiels, approximately 8 miles east has a cinema and several high street shops including Asda, Tesco, Marks & Spencer and Next.



Agents Note:

Given the subjects non-traditional construction there may be limited lending available, and checks should be made via your chosen lender in terms of suitability.

Services:

Private water and drainage. Mains electricity. Oil fired central heating. Double-glazed timber framed windows. Telephone and broadband connection.

Items to be Included:

All fitted floor coverings, blinds, fitted light fittings throughout, integrated kitchen appliances, and the dishwasher will be included in the sale of the property.

Council Tax and Local Authority:

For Council Tax purposes this property has been assessed as band category C. Amount payable for year 2023/2024 - £1,651.91. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC Rating:

The Energy Efficiency Rating for this property is E (43) with potential B (81).

Viewing Arrangements:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

Closing Date:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

Important Note:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

Anti-Money Laundering Regulations:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

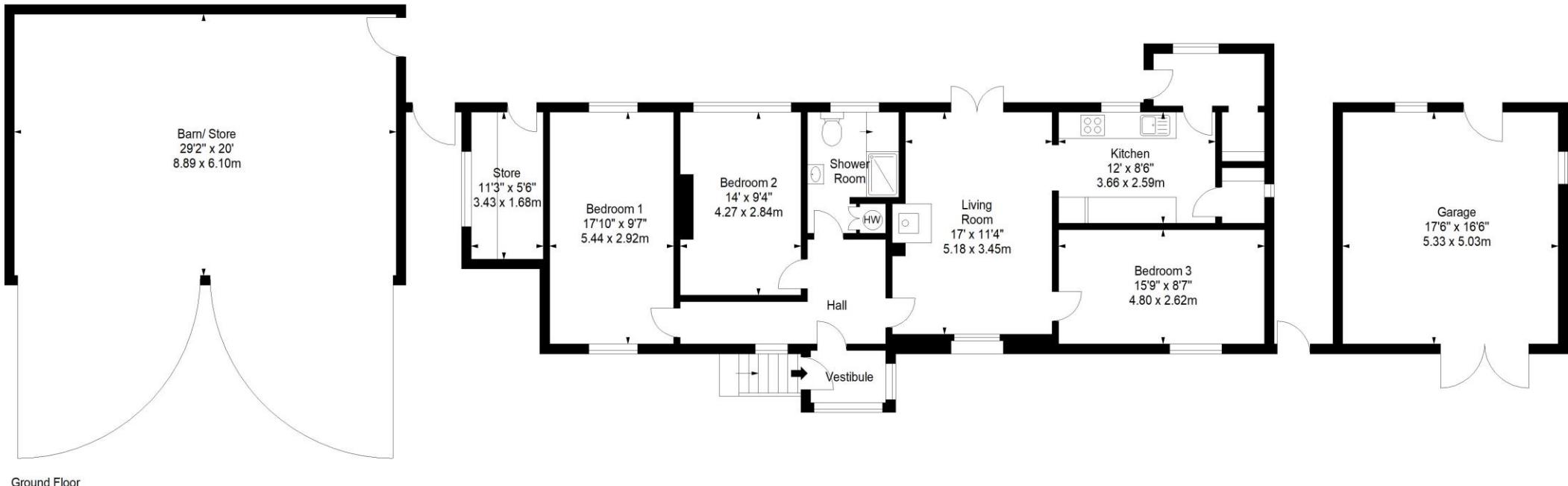
Particulars prepared July 2023.



Cedar Wood,
Juniper Bank,
Walkerburn,
Scottish Borders, EH43 6DE



Approx. Gross Internal Area
1094 Sq Ft - 101.63 Sq M
(Including Store)
Barn/ Store & Garage
Approx. Gross Internal Area
878 Sq Ft - 81.57 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement, description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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