

Beresford, 8 Walkershaugh, Peebles



This beautifully presented semi-detached house is situated in a highly desirable area close to the town centre. It fronts onto Peebles bowling green. The property offers bright and spacious accommodation throughout including a large living room, dining room, three bedrooms, one bathroom and a downstairs WC. Situated a short walk from the shops, it benefits from ample front and rear garden space, along with integrated garage and off-street parking in its driveway. The property offers a great opportunity to a broad range of buyers, including younger and older families seeking spacious accommodation. Located close to Whitestone Park and Tweed Green, the property provides easy access to picturesque walks by the River Tweed. Situated within the Priorsford nursery and primary school catchment area. Secondary schooling at Peebles High School.

- **LIVING ROOM**
- **3 DOUBLE BEDROOMS**
- **KITCHEN**
- **DINING ROOM**
- **BATHROOM**
- **WC**
- **UTILITY ROOM**

Offers Over £265,000

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LOCATION

Peebles is a picturesque thriving town situated in the beautiful countryside of the Scottish Borders. The town offers excellent nursery, primary and secondary education and is served by a diverse range of high quality, independent local shops and amenities. The River Tweed flows through the heart of the town and provides one of the many recreational facilities on offer in and around the town, which include hill walking, fishing and golf. The town is situated close to the world renowned Glentress and 7Stanes mountain biking trails, which offer challenges for all grades of biker. Peebles lies around 23 miles from Edinburgh and is also within easy commuting distance of other Borders towns.

Arriving in Peebles along either the A72 or the A703, travel along the High Street, turning into Tweedbrae just opposite Eastgate Church, at the bottom of the hill bear left into Walkershaugh. The property is located on the left just opposite the bowling green. The town centre is around 5 minutes walk from the property. It is situated a few minutes walk from both Whitestone Park and Tweed Green, providing quick access to riverside walks along the River Tweed.

ENTRANCE VESTIBULE

Access to the property is taken from Walkershaugh at ground floor level into the entrance vestibule through a uPVC door. The vestibule provides access to the main hallway and to the downstairs WC which is situated to your left as you enter the property. Laid to carpet. Single radiator. Single over head light.

WC (3'6" x 6'6")

Located off of the entrance vestibule. WC and wash-hand basin in white. Floor laid to linoleum. Single overhead light. Single radiator.

HALLWAY (12'0" x 7'2")

Accesssed through a panelled glass doorway and wall from the entrance vestibule, the hallway provides access to the dining room, the downstairs bedroom and the kitchen. Laid to carpet. Double radiator. 5 point overhead light fitting. Smoke alarm. Telephone point. Spacious cupboard located under the staircase with some shelving and coat hooks.

DINING ROOM (12'0" x 10'6")

Located on the left hand side of the hallway, the dining room offers a bright and pleasant area for diners to be seated. It overlooks the front garden area and the bowling green opposite the property. Laid to laminate wooden flooring. Double radiator. 6 point overhead light. Sufficient power points. TV point.

BEDROOM 1 (12'0" x 12'1")

Re-entering the hallway, this bedroom is situated to the rear of the property. This well proportioned and spacious double bedroom offers comfortable sleeping accomodation. Laid to carpet. Double radiator. Sufficient power points. Single overhead light.

KITCHEN (13'11" x 9'0")

Situated at the other end of the hallway is the kitchen, which offers a bright and well proportioned area for food preparation. Fitted white shaker style kitchen units provide ample storage room. Integrated Bosch halogen hob, and Hotpoint double grill and oven, and fridge/freezer. Stainless steel sink with mixer tap. Tiled splashback around sink and food prepartion areas. Laminate worksurface. Overhead lighting provided by 4 way spot lights. Further lighting provided by a mixture of lighting underneath and on top of the wall-mounted cupboard units. Ample power points. Double radiator. Good sized under-stair cupboard for storage.

UTILITY ROOM (9'1" x 7'5")

Located to the rear of the property off of the kitchen, the small extension houses an ideal utility room for appliances. Overlooks the rear garden area. The Alpha Gas Boiler is housed here. Laid to linoleum flooring.

UPSTAIRS HALLWAY

Returning to the hallway, the upstairs hallway is accessed via a carpeted staircase leading to the upper floor of the property. Overhead light. Smoke alarm. Good sized shelved storage cupboard.

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LIVING ROOM (22'7" x 12'0")

Located to the right off the upper hallway at the top of the stairs, extending from the front to the back of the building, this very spacious room overlooks the bowling green to the front of the property and the garden at the rear. Bright and airy, it offers very comfortable living space in which to relax in privacy above street level. Feature fireplace with Valor electric effect fire. Laid to carpet. Ample power points. TV point. Four way overhead light. Double radiator.

BEDROOM 2 (15'4" x 10'1")

Returning to the upper hallway and located at the front of the building, this well sized bedroom overlooks the front garden area and the bowling green opposite the property. The room is spacious and bright, and provides room for double bed sleeping accommodation.This bedroom benefits from a good-sized built in double wardrobe, which is shelved and railed. Laid to carpet. Double radiator. Single overhead light. Sufficient power points.

BEDROOM 3 (13'10" x 8'7")

Opposite Bedroom 2 and to the rear of the property the final bedroom over looks the rear garden area. The room is well proportioned and provides room for further double bed sleeping accommodation. This bedroom also benefits from a good-sized built in double wardrobe, which is shelved and railed. Laid to carpet. Double radiator. Single overhead light. Sufficient power points.

BATHROOM (10'1" x 5'11")

The final room on the upper floor, the bathroom comprises electric shower in glass door shower cabinet. Ample room to replace shower with bath. W.C. and wash-hand basin in white. Full height splashback in shower cabinet and splashback at wash-hand basin. The floor is laid to linoleum. Heated towel rail. Fitted mirror. Single overhead light.

OUTSIDE

The property has its own driveway for off-street parking with self-contained garage. The front garden is partly laid to lawn with flower beds and partly stone chipped. The rear garden is laid to stone chips. Satellite dish located on the front elevation. Small parapet wall to the front with entrance gate providing pedestrian access.

EXTRAS

All fitted carpets, light fittings and blinds throughout the property.

HOME REPORT

A copy of the Home Report is available from the Selling Agents or via www.onesurvey.org.

COUNCIL TAX & EPC RATING

Council Tax: Band E

EPC Rating: D

VIEWING

By appointment with the Selling Agents on 01721-724199.

PRICE

Offers over £265,000 are invited.

IMPORTANT NOTICE

1.These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective purchasers should satisfy themselves on such matters prior to purchase.
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4. Any areas, measurements or distances referred to are given as a guide only and are not precise. In particular, room measurements have been taken with a Sonic tape at the widest point and, therefore, may be subject to a small margin of error. If such details are fundamental to a prospective purchaser, then he/she must rely on his/her own enquiries.
5. Where any reference is made to Planning Permissions or potential uses or to road proposals, such information is given by us in good faith. Prospective purchasers should, however, make their own enquires into such matters prior to purchase.
6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.
7. The foregoing particulars, while believed to be correct, are not warranted or guaranteed in any way, nor are any of the measurements, etc., warranted or guaranteed.
8. Persons wishing to be notified of the fixing of a closing date for offers should specifically register their interest as soon as possible with the Selling Solicitors, but the seller reserves the right to sell the subjects without having fixed a closing date and is not bound to accept the highest or any offer.