

**Peebles**  
Call 01721 723999

**Fixed Price £495,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**12 St Bryde's Way, Cardrona, Peebles, EH45 9LL**







Modern, detached bungalow constructed and finished to a high specification in 2001 by well regarded builder, Manor Kingdom. Occupying a corner plot, south facing to the rear, within a highly desirable, semi-rural village location. The property offers well-proportioned flexible accommodation extending to 150m<sup>2</sup> with superb views of the surrounding hills and countryside, double integral garage and driveway.

## Accommodation

### GROUND FLOOR

- \* Vestibule
- \* Hallway
- \* Living room with feature fireplace
- \* Sociable open plan kitchen / dining room
- \* Utility room
- \* Conservatory
- \* Master bedroom with fitted wardrobes and en-suite shower room
- \* Two further spacious double bedrooms
- \* Family bathroom with separate shower compartment
- \* Cloakroom

### ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Double garage with power and light
- \* Mono-block driveway providing ample parking for multiple vehicles.
- \* Enclosed landscaped garden to the rear, benefiting from a southerly aspect.

12 St. Brydes Way, Cardrona, EH44 9LL

Approximate Gross Internal Area = 192.3 sq m / 2070 sq ft  
(Including Garage)

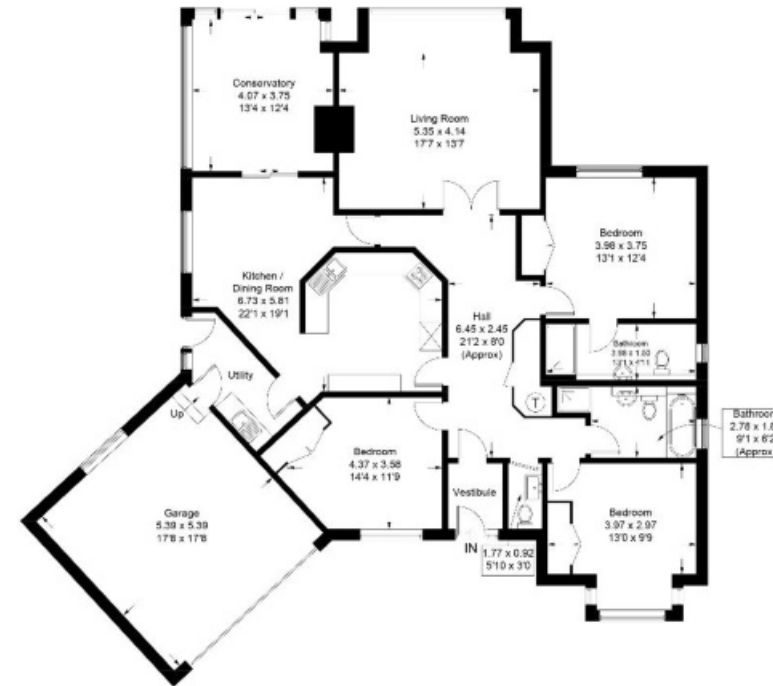


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4usketoh.com © (ID052830)

### Situation

Cardrona sits amidst beautiful scenery in the heart of the borders countryside. An idyllic yet highly accessible location, five minutes from the market town of Peebles and within easy commuting distance of the City of Edinburgh. On your doorstep is the MacDonal Hotel and Country Club which offers a spa/health club and an 18 hole championship golf course. The area around Cardrona offers numerous activities for those with an interest in sporting and/or country pursuits. It is a Mecca for mountain bike enthusiasts who come from far and wide to experience the runs in nearby Glentress Forest and at Innerleithen. Excellent schooling and more comprehensive shopping is provided by the Peebles, a short drive away. A school bus is available for Priorsford and Halyrude Primary Schools as well as Peebles High School.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included.

No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

D.

### 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

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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.