

Peebles

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Offers Over £245,000

CULLEN KILSHAW
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3 Plumerknowe Gardens, Cardrona, Peebles, EH45 9LH



Semi-detached villa enjoying an idyllic location within the highly desirable, semi-rural village of Cardrona, with exceptional views, direct access to outstanding walks, biking trails and other popular outdoor pursuits. Offering, well proportioned, flexible accommodation (79m² or thereby) with excellent scope for modernisation. Occupying a generous plot, (scope for extension), with an enclosed rear garden and a driveway.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with feature fire place
- * Dining kitchen with patio doors to the rear
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Master bedroom with en-suite shower room
- * Two further bedrooms
- * Family bathroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private garden ground to the front and rear
- * Driveway providing ample parking

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Approximate Gross Internal Area = 79.3 sq m / 853 sq ft

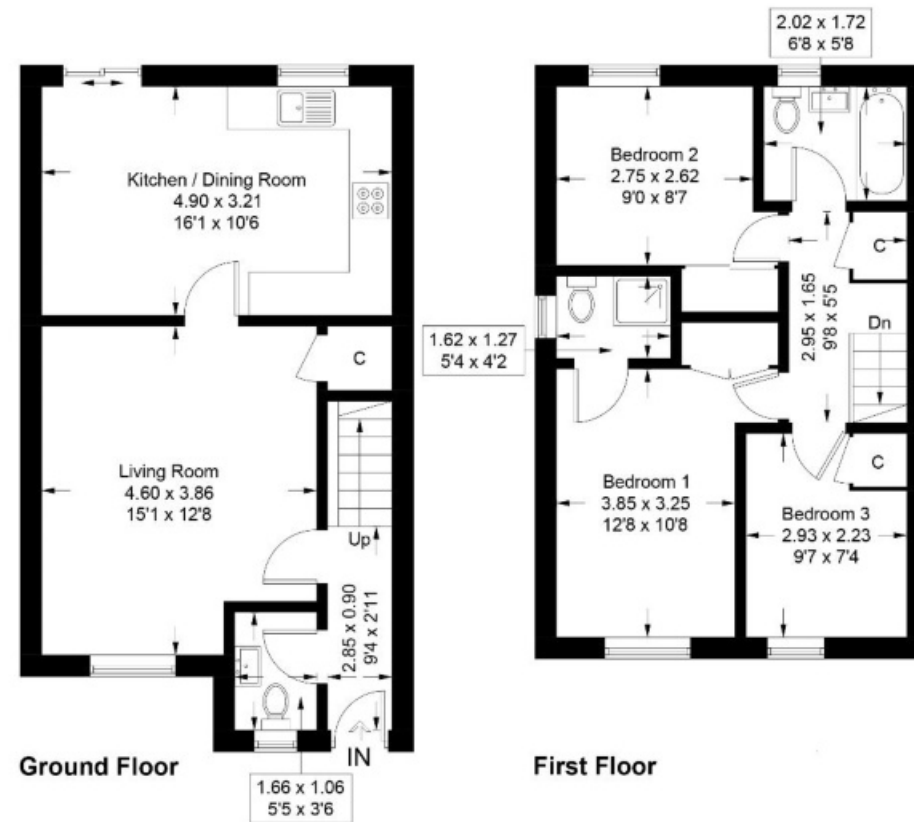


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116404)

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 MacDonalld 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 County Town of 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

Band C

Council Tax

Band E

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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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.