

Peebles
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Offers Over £295,000

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17 Mains Farm Steading, Cardrona, Peebles, EH45 9HL



Modern semi-detached villa in the charming, semi-rural village of Cardrona, offering a prime location with stunning views over the golf course. With direct access to fantastic walking paths, biking trails, and a variety of outdoor activities, this home is perfect for nature enthusiasts. The bright and airy layout creates an inviting atmosphere, featuring a versatile space that can be used as either a downstairs bedroom or a public room, providing flexibility to suit your needs. Outside, you'll find a fully enclosed rear garden, ideal for relaxation and outdoor gatherings. Residents parking is available at the front, along with breath taking views of the surrounding hills. This property beautifully combines comfort and outdoor lifestyle in a serene setting.

Accommodation

GROUND FLOOR

- * Entrance Vestibule
- * Spacious Hallway
- * Light filled, dual aspect open plan living/dining room with patio doors accessing both front and rear garden grounds
- * Office/bedroom 4
- * Kitchen
- * Cloakroom

STAIRCASE WITH PICTURE WINDOW LEADING TO:

FIRST FLOOR

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

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Fully enclosed rear garden
- * Residents parking

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Approximate Gross Internal Area = 123.2 sq m / 1326 sq ft

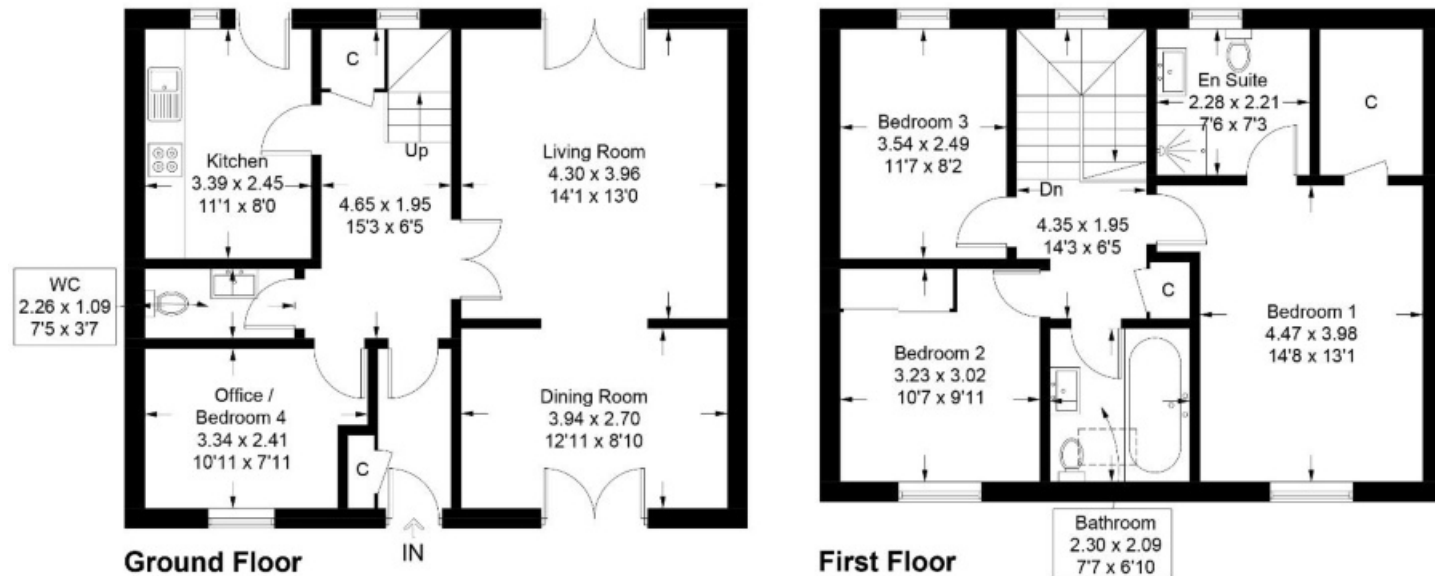


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141855)

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 MacDonald 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. Salmon fishing in the River Tweed, which flows through the Scottish Borders, is renowned for its quality and tradition. The Tweed is one of Scotland's premier salmon rivers, attracting anglers from around the world. 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 F

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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Opening Hours:
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