

Peebles
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Offers over £410,000

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4 Leeburn View, Cardrona, Peeblesshire, EH45 9LS



Modern Detached Villa – Cardrona 4 Bedrooms | Double Garage | South-Facing Garden

Located in the picturesque village of Cardrona, this beautifully presented modern detached villa offers spacious and versatile accommodation, ideal for family living. Just a stone's throw from the golf course and the scenic multi-use path providing off-road access to Innerleithen, Peebles and beyond, the property enjoys a peaceful setting with excellent outdoor pursuits on the doorstep.

Finished to a high standard throughout, the property boasts a well-balanced layout over two floors, a south-facing enclosed rear garden with raised vegetable beds, and the added benefit of a double garage.

Accommodation

GROUND FLOOR ACCOMMODATION

- * Welcoming entrance hallway
- * Living room with feature fire
- * Charming cottage-style kitchen open plan with the dining area and conservatory off
- * Cloakroom

FIRST FLOOR ACCOMMODATION

- * Upper landing
- * Master bedroom with dressing room and en-suite shower room
- * Guest double bedroom with en-suite shower room
- * Two further double bedrooms
- * Bathroom

ADDITIONAL INFORMATION

- * Approx. 191m² of internal floor space (including garage)
- * South-facing enclosed rear garden with raised vegetable beds and shed
- * Double garage and private driveway
- * Gas central heating and double glazing throughout

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Approximate Gross Internal Area = 191.9 sq m / 2065 sq ft
(Including Double Garage)

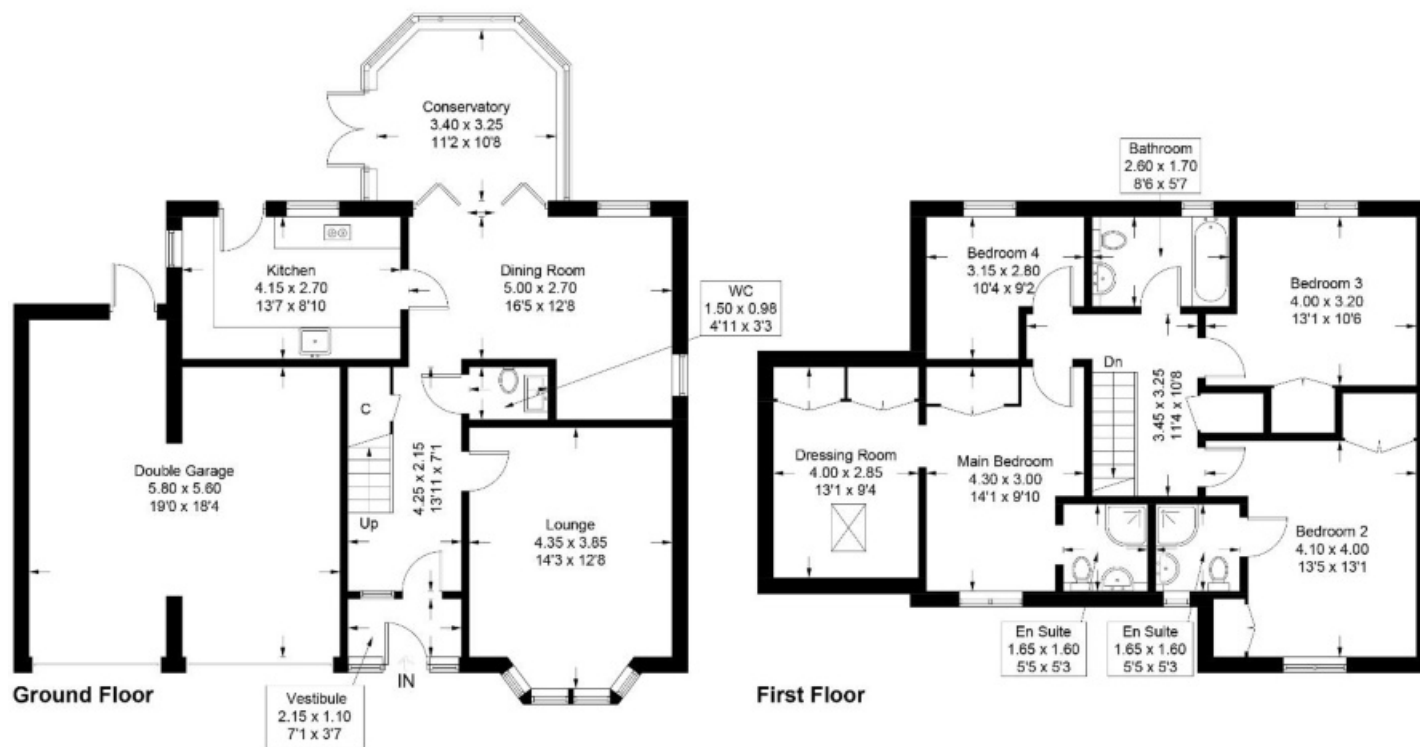


Illustration for identification purposes only, measurements are approximate,
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Situation

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

Fixtures and fittings, including blinds, integrated appliances and fitted flooring.

Services

Mains electricity, gas, water and drainage.

EPC

C

Council Tax

Scottish Borders Council. 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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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