

**Peebles**

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**Offers over £900,000**



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**Forest View, Plummersknowe, Cardrona, Innerleithen,  
EH44 6PS**







This stunning, energy efficient, modern home is nestled amidst breathtaking countryside views and perched atop a picturesque hill. This recently constructed residence boasts an impressive internal living area of 338m<sup>2</sup> or thereby. As you step inside, you'll be struck by the sleek and modern, high specification design, featuring clean lines, and an emphasis on natural light and far reaching views. The real showstopper, is the expansive indoor-outdoor entertaining space; large windows and glass doors lead out to a generous 92m<sup>2</sup> terrace, offering unobstructed views of the rolling hills and lush greenery beyond.

## Accommodation

### GROUND FLOOR

- \* Entrance hallway
- \* Open plan Kitchen / dining / living room with parquet flooring, solid fuel stove and large windows and doors accessing the large terrace making an exceptional indoor / outdoor entertaining space
- \* Cinema room
- \* Gym
- \* Utility room
- \* Shower room
- \* Rear vestibule

### FIRST FLOOR

- \* Upper landing landing
- \* The master bedroom is a tranquil retreat, featuring a spacious balcony extending to an impressive 28m<sup>2</sup>, en-suite bathroom with a freestanding tub, separate shower, and double vanities
- \* Guest bedroom with en-suite shower room
- \* Four further double bedrooms
- \* Bathroom with separate shower cubicle

### ADDITIONAL INFORMATION

- \* Integral double garage with electrically operated up-and-over doors
- \* Sweeping driveway proving ample parking for multiple vehicles
- \* State-of-the-art smart home system, wired throughout for Cat 6 data cabling with WAP access points
- \* 4.8kw array of photovoltaic panels mounted on the garage roof with feed-in-tariff
- \* NIBE air source heat pump serving the central heating system
- \* Underfloor heating to the ground floor and combination of underfloor heating and radiators to the first floor

## Forest View, Plummersknowe, Innerleithen, EH44 6PS

Approximate Gross Internal Area = 338 sq m / 3638 sq ft

Garage = 40 sq m / 430 sq ft

Total = 378 sq m / 4068 sq ft

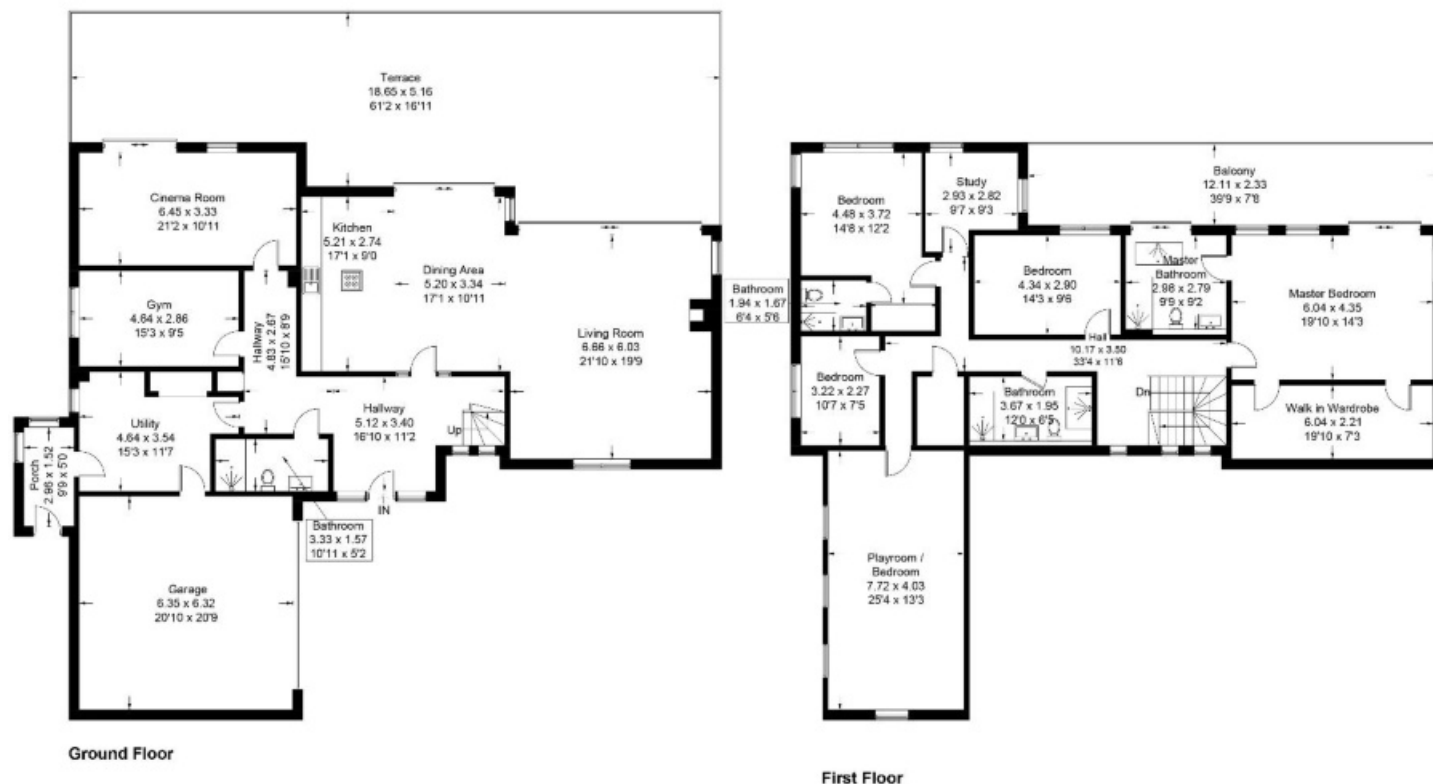


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095449)

### 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 Innerleithen. Excellent schooling and more comprehensive shopping is provided by the towns of Peebles and Innerleithen, 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 fixtures and fittings are included in the sale including integrated appliances, curtain poles and blinds where applicable. Control4 Home

Automation system may be available for sale by separate negotiation.

### Services

Mains electricity, water and septic tank drainage

### EPC

B

### Council Tax

SCOTTISH BORDERS ASSESSOR: Council Tax Band H

### 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  
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