

Peebles

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Offer Over £385,000

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10 Leeburn View, Cardrona, Peebles, EH45 9LS



Located in the village of Cardrona, this modern detached villa offers spacious and flexible accommodation, making it ideal for family living. Positioned close to the golf course and a scenic multi-use path with direct off-road links to Innerleithen, Peebles, and surrounding areas, the property benefits from a quiet setting with easy access to outdoor recreation. The home features a well-planned layout over two levels, a south-facing enclosed rear garden, and the added advantage of a double garage.

Accommodation

GROUND FLOOR

- * Welcoming entrance hallway
- * Living room with feature fire
- * Kitchen with open plan dining/ living area and patio doors to the rear
- * Cloakroom

FIRST FLOOR

- * 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 with over bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Double garage and private driveway
- * Private enclosed garden ground to the rear benefitting from a south facing aspect

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Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft

Double Garage = 33.7 sq m / 363 sq ft

Total = 179.9 sq m / 1937 sq ft

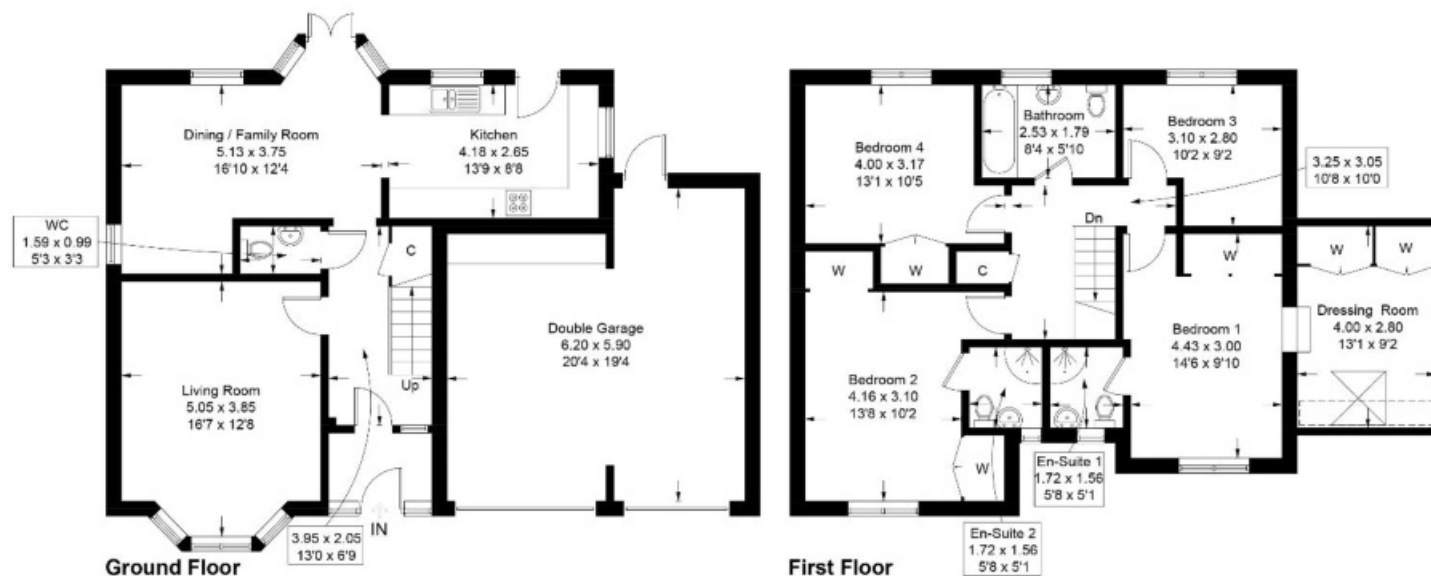


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235787)

Situation

The market town of Peebles sits amidst beautiful scenery in the heart of the Borders countryside. It is an idyllic and highly accessible location within easy commuting distance of Edinburgh and the other Border towns. Peebles offers an excellent choice of shops, supermarkets, restaurants and bars together with highly regarded schooling from nursery through to secondary years. There are a wide range of recreational facilities including the Gytes Leisure Centre, public swimming pool and Eastgate Theatre. Outdoor pursuits are on offer in abundance such as hill and riverside walks, fishing in the River Tweed, golf and mountain biking at the world renowned Glentress Forest.

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 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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