

Peebles

Call 01721 723999

Offers Over £365,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



14 Govan's Way, Cardrona, Peebles, EH45 9LT



14 Govans Way is an attractive two-storey detached house built by Crudens in 2004, offering well-proportioned family accommodation extending to approximately 137m². The property benefits from private front and rear gardens, a driveway, and an integral garage. Situated within an established residential area in the modern village of Cardrona, the house enjoys a peaceful setting among style homes. A good range of shops, schools, and leisure facilities can be found in the nearby towns of Peebles and Innerleithen, making this an ideal location for family living in the beautiful Scottish Borders countryside.

Accommodation

GROUND FLOOR

- * Hallway
- * Bay window living room with wood burning stove
- * Dining room with patio doors to the rear
- * Kitchen with integrated appliances
- * Utility room
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Bay window master bedroom with en-suite shower room and fitted wardrobes
- * Three further spacious bedrooms
- * Family bathroom with separate shower compartment

ADDITIONAL INFORMATION

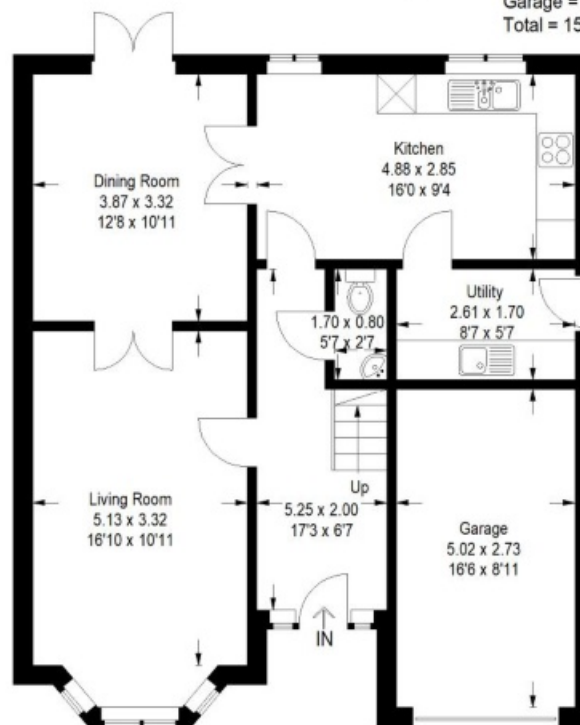
- * Gas central heating
- * Double glazing
- * Private garden grounds to the front and rear. The rear garden is fully enclosed, laid to lawn, and features a decking area.
- * Integral single garage with power and light

14 Govans Way, Cardrona, Peebles, EH45 9LT

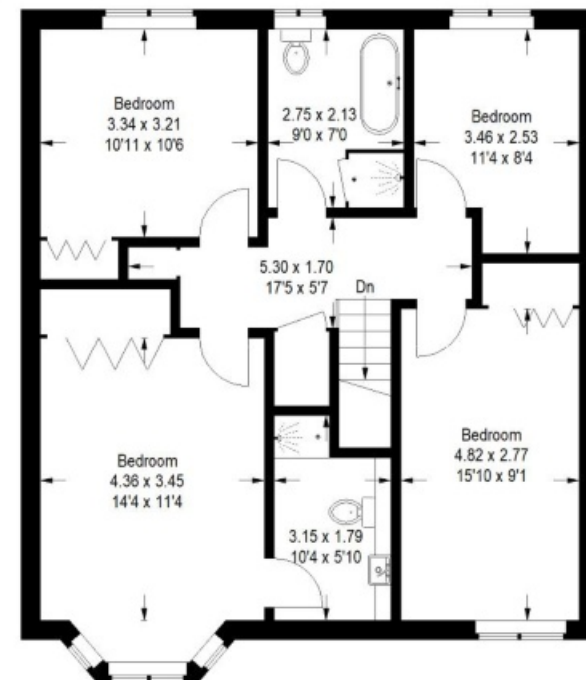
Approximate Gross Internal Area = 139.9 sq m / 1506 sq ft

Garage = 13.5 sq m / 145 sq ft

Total = 153.4 sq m / 1651 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1251041)

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. 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

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

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



Full members of:



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.