



6 St Leonard's Way  
Cardrona, Peebles, Scottish Borders EH45 9LE



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Set within a quiet, leafy cul-de-sac in an established residential development in the village of Cardrona, this link-detached house offers four bedrooms, two reception areas, a breakfasting kitchen, one bathroom and one shower room, all presented with stylish, modern interiors and tasteful décor. Externally, the house is accompanied by beautifully maintained gardens, an attached single garage, and a private driveway.

A practical entrance vestibule welcomes you into the home and leads through to a hall with built-in storage, with both areas offering space for furniture items and setting the tone for the attractive interiors to follow. To the right of the hall lies the open-plan living room and dining room, offering a flowing space that is ideal for everyday life and entertaining alike. The living and dining room enjoys a sunny southeast-facing aspect and features a homely fireplace around which furniture can be arranged, whilst the adjoining dining room has wide patio doors opening out onto the garden. Both areas are neutrally decorated and carpeted for optimum comfort underfoot. Across the hall in the kitchen, space is provided for a small table and chairs, ideal for morning coffee, and stylish, neutrally toned wall and base cabinets are accompanied by coordinating worktops. Integrated appliances comprise an oven, induction hob, extractor fan, and fridge/freezer, whilst a neighbouring utility room (with external access) houses additional cabinetry and workspace and offers a useful separate space for laundry appliances. Completing the ground-floor accommodation are a double bedroom and a shower room, perfect for those requiring sleeping and washing facilities on the lower floor. The bedroom is accompanied by a built-in wardrobe and could lend itself to a variety of uses.

## Features

- Link-detached house in Cardrona
- Entrance vestibule and hall with storage
- Open-plan living room and dining room
- Attractive breakfasting kitchen
- Four well-proportioned bedrooms, two with built-in wardrobes
- Ground-floor shower room
- Stylish first-floor family bathroom
- Beautifully maintained gardens
- Attached single garage and private driveway
- Gas central heating and double glazing
- EPC Rating - C





*Open-plan living room and dining  
room and an attractive  
breakfasting kitchen*







On the first floor, a landing (with storage) leads to the remaining three bedrooms and a family bathroom. The bedrooms are all stylishly decorated and carpeted for comfort, and the principal is supplemented by twin built-in wardrobes. Finally, the bathroom comes complete with a bath with an overhead shower and a glazed screen, a basin set into vanity storage, and a WC. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is perfectly complemented by immaculate front and rear gardens. Notably, the rear garden features a spacious patio for outdoor dining furniture and barbecues, alongside a large, manicured lawn with a border of leafy trees and shrubs, as well as a shed for external storage. Private parking is provided by an attached single garage and a driveway.

Extras: All fitted floor coverings, blinds and curtain poles, light fittings, and integrated kitchen appliances will be included in the sale.

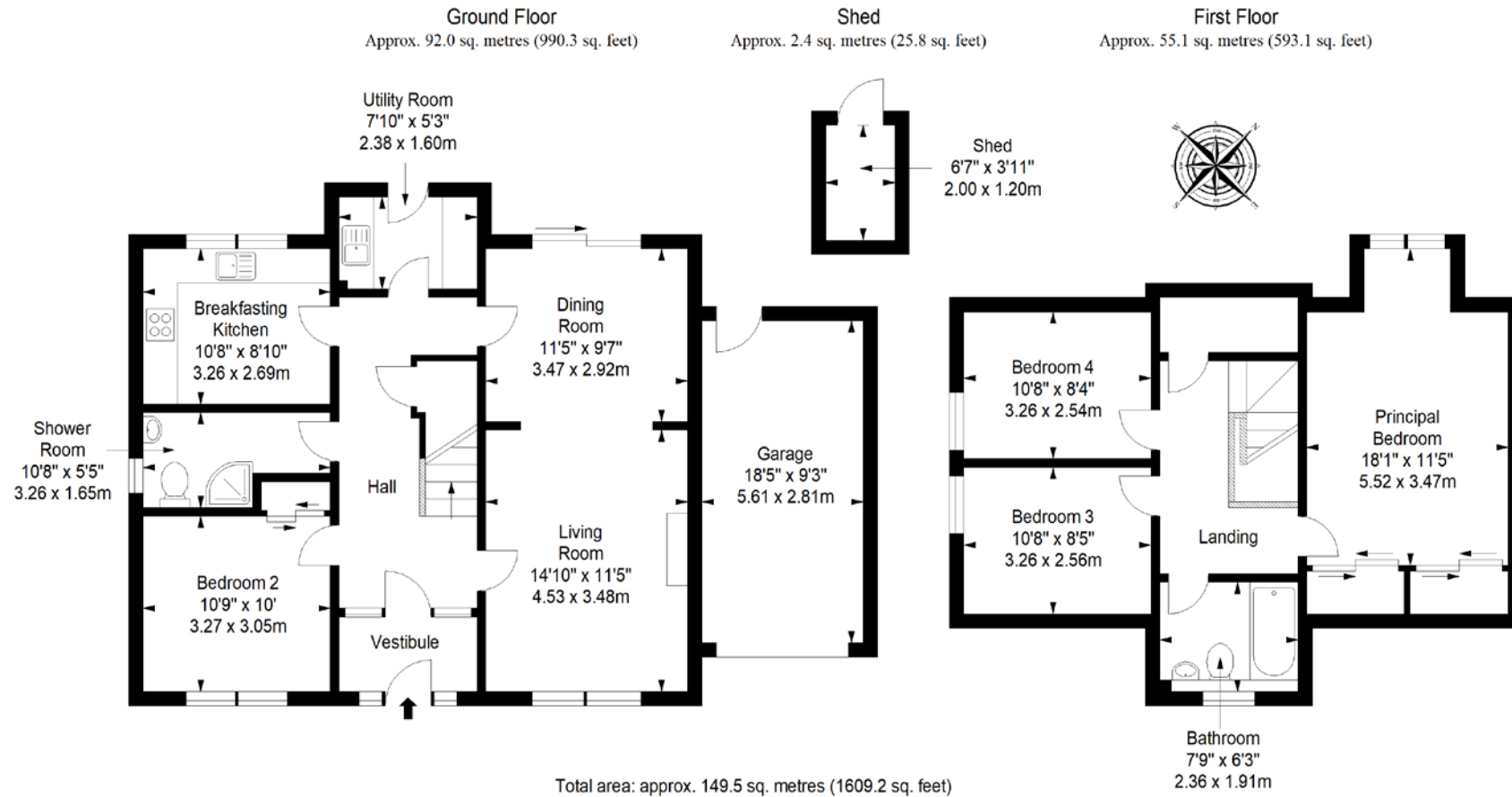
## The Area

Set on the banks of the River Tweed and enveloped by breathtaking scenery, including rolling hills, forests and woodland, the tranquil village of Cardrona is perfect for those seeking a rural idyll. In addition to stunning views, residents also enjoy wonderful outdoor activities right on their doorstep. From a dense network of walking, cycling and equestrian trails, to salmon fishing or a relaxing round of golf in Peebles. For an exhilarating family day out, Glentress Forest is one of Scotland's top mountain biking destinations and is home to Go Ape Peebles, which offers fantastic high-rope activities including a 325-metre-long zip wire across a 160-foot-high valley. Just under four miles from both Peebles and Innerleithen, Cardrona benefits from quick and easy access to everyday amenities, including supermarkets, banks and a post office. Renowned as a cultural hub, picturesque Peebles also hosts high-end restaurants, bars and cafés, and annual arts and music festivals. Prestigious schooling at primary and secondary level can be found in Cardrona's neighbouring towns, whilst the village is also well-connected by major road links leading to the City Bypass, Edinburgh Airport and the motorway network, with the heart of the capital reachable in under an hour.





# Floorplan



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