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2 LEEBURN VIEW

CARDRONA, PEEBLES, SCOTTISH BORDERS EH45 9AP



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WELCOME TO

2 LEEBURN VIEW

Nestled in a peaceful village community, just 10 minutes' drive from the town of Peebles, is this attractive, modern detached residence, accompanied by outstanding private parking and a south-facing secure garden. It is a comfortable five-bedroom, three-bathroom family home, ready for its new owners.

An inviting entrance porch opens into a hall featuring a convenient WC and attractive double doors that open into the living room. This spacious, carpeted area is centred around an elegant fireplace and features south-facing French doors that open onto the garden. Also accessible from the hall are a bright, versatile second sitting room and the kitchen, which serves as the social hub of the home, opening onto a sunny dining room with outdoor access. It is an impressive space, illuminated by windows on three sides and exceptionally well-appointed with classical, Shaker-inspired cabinets, as well as a generous downlit counter space featuring a breakfast peninsula. A neatly integrated finish incorporates a double oven, a five-ring gas burner with a hood, a fridge and freezer. There is also an under-counter dishwasher and an adjoining utility room (with external access) that houses a freestanding washing machine and dryer.







Upstairs, an airy central landing with linen storage leads to five double bedrooms, all individually styled, comfortably carpeted, and equipped with fitted wardrobes. Two of the bedrooms, including the principal, are luxury suites featuring convenient shower rooms. A three-piece family bathroom serves the remaining bedrooms. The property benefits from full double glazing and gas central heating, with a recently replaced boiler that remains under warranty. There is also an integrated CCTV and alarm system, with sensors on all ground-floor windows and doors, including the garage.

Outside, at the enclosed south-facing rear, is a large, easy-to-maintain garden with a manicured lawn, a seating deck, and countryside views. A detached double garage and a three/four-car driveway are located at the rear of the property, providing ample private parking for family and visitors.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.

FEATURES

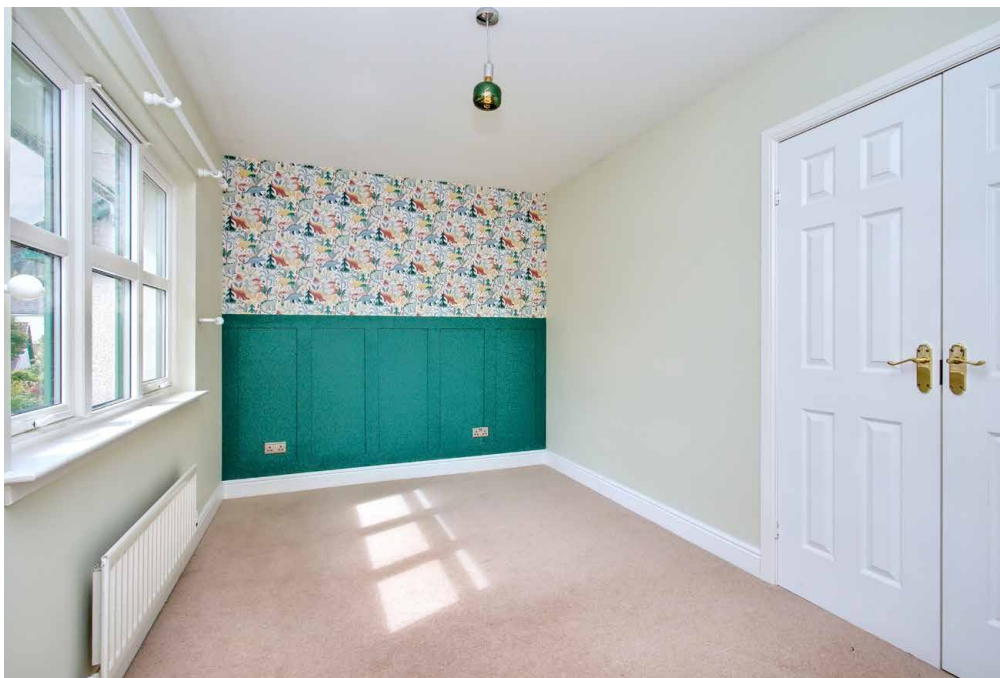
- Peaceful village setting close to Peebles
- Bright modern interiors, move-in ready
- Generous detached family home
- Entrance porch and hall with handy WC
- Sunny and spacious living room with garden access
- Versatile family room
- Well-appointed breakfast kitchen open-plan to:
- Sun-filled dining room with garden access
- Five double bedrooms with fitted storage
- Two en-suite shower rooms
- Family bathroom
- Practical utility room with external access
- Secure south-facing rear garden
- Ample private parking at the rear, including a double garage
- Gas central heating and double glazing





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"FIVE DOUBLE BEDROOMS, ALL INDIVIDUALLY STYLED, COMFORTABLY CARPETED, AND EQUIPPED WITH FITTED WARDROBES"



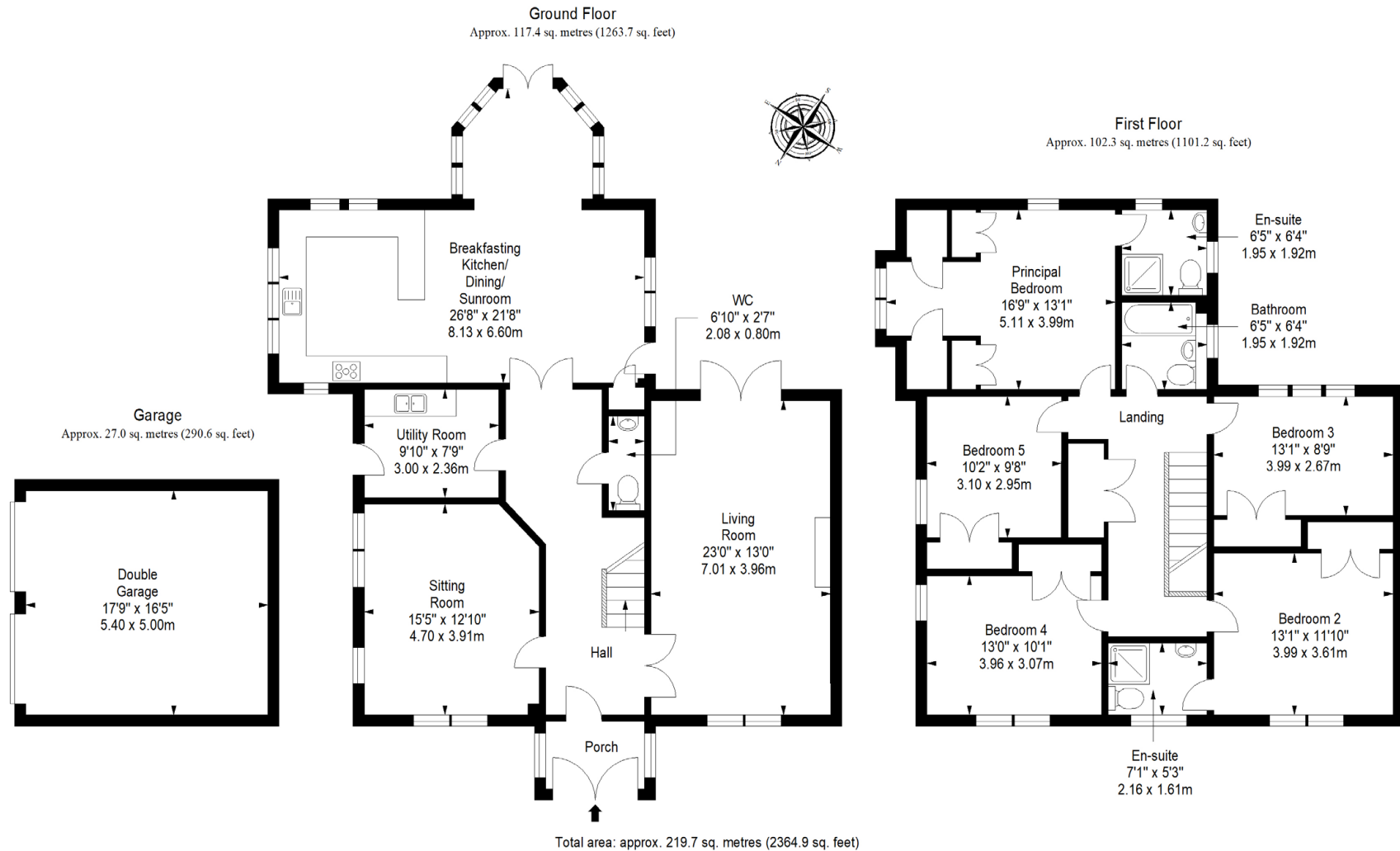


THE AREA

CARDRONA, SCOTTISH BORDERS

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, thanks to a dense network of walking, cycling, and equestrian trails, as well as opportunities for 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 boasts high-end restaurants, bars, and cafés, as well as 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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