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# 1 CARDRONA MEWS

CARDRONA, SCOTTISH BORDERS EH44 6PS



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# WELCOME TO

1 CARDRONA MEWS, CARDRONA

Part of an exclusive courtyard development, this main-door ground-floor flat (with no forward chain) is a traditional stone-built two-bedroom residence with a stunning location. It forms part of the B-listed Cardrona House estate, and is flanked by open countryside and a mature forest, offering an idyllic rural lifestyle close to Innerleithen and Cardrona. The home itself is beautifully presented in move-in condition, boasting spacious rooms and a blank canvas of décor. It features two reception areas (plus a conservatory), two shower rooms, private residents' parking, and a private rear garden. Additionally, planning permission has been obtained for the extension and alteration (23/01753/FUL).



## THE HIGHLIGHTS

- Beautiful ground-floor flat in a stunning location
- Part of an exclusive courtyard development
- Mature rear garden that is enclosed
- Private residents' parking
- Spacious living room with storage
- Large dining room and well-appointed kitchen
- Charming conservatory
- Two bedrooms with built-in wardrobes
- Contemporary 3pc en-suite shower room
- Family shower room with a 3pc suite
- Planning permission obtained for extension and alteration





## TAKE A LOOK AROUND

Upon entering, you are welcomed by a hall that sets the standards found throughout with its neutral styling. In the living room, a spacious footprint assures a comfortable setting for unwinding. Twin windows bathe the room in natural light, whilst the airy ambience is further heightened by crisp white décor paired with a wood-toned floor. Useful built-in storage adds practicality to this inviting space. A large dining room provides a second reception area for lively dinner parties, coming complete with two store cupboards. Conveniently, the kitchen is openly accessed from here. It is well-appointed with base and wall cabinets, alongside complementary worktops. A gas hob is integrated, with a freestanding American-style fridge/freezer, and a washing machine also included. From the dining area, double doors also flow out into a charming conservatory that soaks up the garden ambience.

## BEDROOMS AND BATHROOMS

The two bedrooms continue the immaculate neutral décor, adding plush carpets for maximum comfort and built-in wardrobes for optimal clothes storage. In addition, the principal bedroom has the advantage of a contemporary en-suite shower room, fitted with a double walk-in shower enclosure that is framed by a stylish leaf-patterned glass screen. A nearby family shower room completes the accommodation. Electric heating and double glazing ensure year-round comfort.







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TWO BEDROOMS WITH  
BUILT-IN WARDROBES





## TOUR THE GROUNDS

The mature rear garden provides a leafy haven for the owners, one that is brimming with natural beauty. It is fully enclosed and features a patio area leading up to a neat lawn, established plants, and a raised deck backed by towering trees – it is the perfect setting for relaxing in the sun. To the front, there is a communal courtyard and private residents' parking.

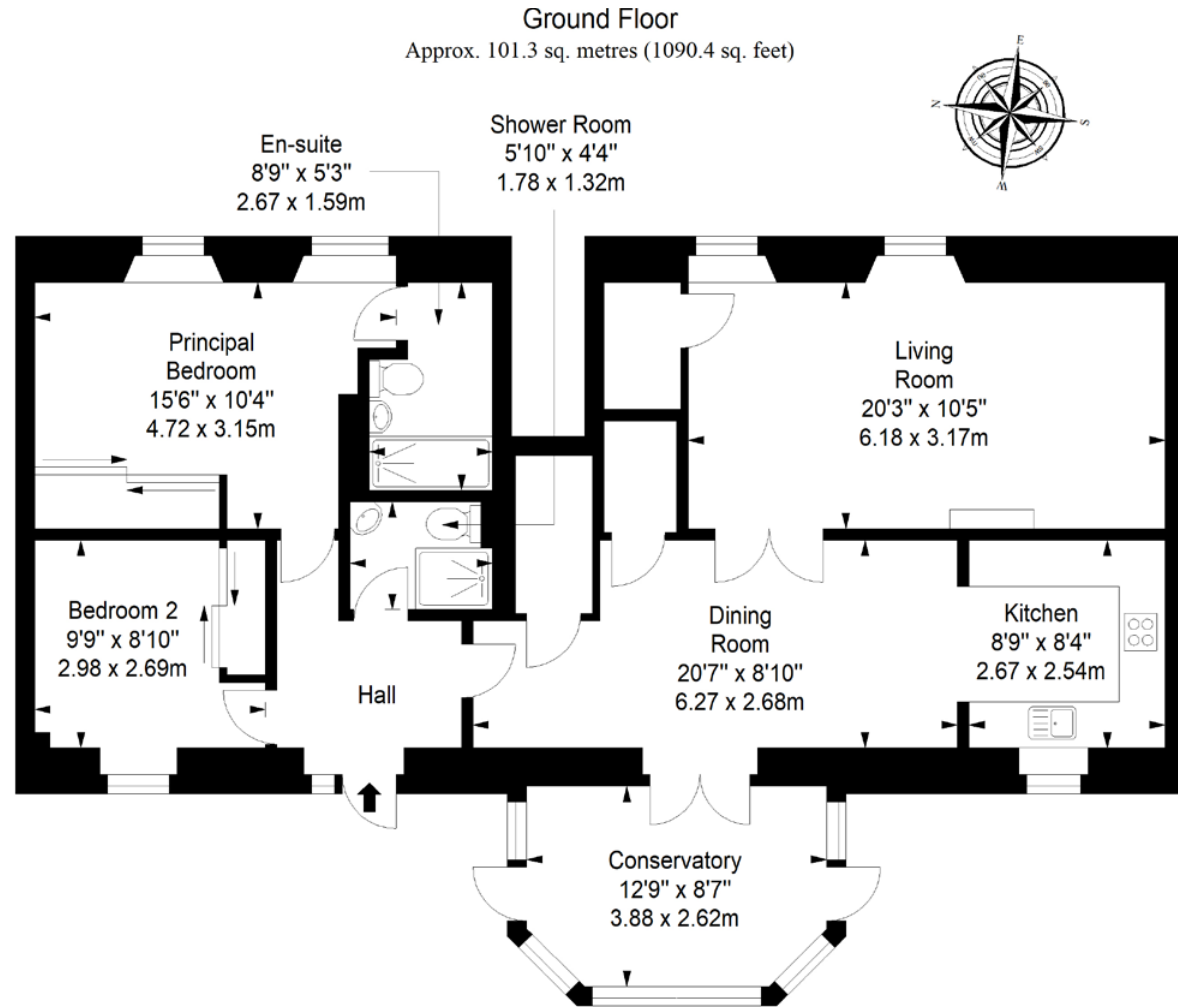
## TELL US ABOUT CARDRONA

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

## THE DETAILS

All fitted floor and window coverings, light fittings, integrated gas hob, a freestanding American-style fridge/freezer, and a washing machine to be included in the sale.



Total area: approx. 101.3 sq. metres (1090.4 sq. feet)

### Property Office:

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