



17 St. Brydes Way, Cardrona, Peebles, Peeblesshire, EH45 9LL
Fixed Price £510,000



An extremely delightful three-bedroom detached bungalow occupying a fantastic position boasting generous garden grounds with countryside views located on a desirable street in the picturesque Borders village of Cardrona.



DESCRIPTION:

Crafted by the esteemed housebuilder Manor Kingdom to an exceptionally high standard, this executive property provides generously proportioned living spaces, totalling an impressive 2,243 square feet, including a double integral garage. Showcasing an open-plan living area with captivating views overlooking the Cardrona Golf Course and the scenic hills and countryside beyond, this property provides a splendid opportunity for a range of buyers and early viewing comes highly recommended.

Well-presented throughout, the internal accommodation comprises; an entrance vestibule seamlessly leading through to a warm and welcoming inner hallway allowing access to all living spaces and two useful storage cupboards. Through elegant French doors, is an exceptionally spacious open-plan living area highlighted by an attractive gas fireplace, providing the sitting area with a striking focal point. This room provides an abundance of space offering versatile seating and dining options whilst taking in the idyllic views via rear facing patio doors. Connected to the sitting room is the sunroom, a flexible and inviting space that can serve as a distinct, elegant dining area or a relaxed seating space. This versatile room is enhanced by its prominent windows that provide picturesque views of the rear garden and the surrounding countryside. The kitchen, positioned to the side, is thoughtfully designed, and equipped with an array of wall and base units complemented by contrasting worktop surfaces. Integrated appliances include an eye-level double electric oven, gas hob, extractor hood, dishwasher, and a fridge freezer. A side-facing window bathes the kitchen in natural light, whilst French doors at the rear open to a serene conservatory, a delightful space offering panoramic views over the adjacent golf course and the rolling hills beyond, creating a picturesque backdrop for relaxation. Next to the kitchen, is the utility room with fitted base units, sink, a washing machine, a tumble dryer, and offers easy garden access through an external side door. A rear hallway allows access to the spacious double garage through an internal door, along with the convenience of a guest cloakroom featuring a WC and washbasin. The master bedroom boasts ample space, complemented by a large window offering delightful views of the rear garden. It features exceptionally spacious double fitted wardrobes and an attached private en-suite modern shower room. Two additional comfortable double bedrooms, both positioned at the front of the house, also come equipped with generous fitted wardrobes for added convenience. Completing the impressive layout of this bungalow is the family bathroom, featuring a WC, washbasin, a spa bath adding a touch of luxury, a separate shower unit, and a side-facing opaque window that invites in natural light.

OUTSIDE:

Externally, the property boasts well maintained private gardens to the front, side, and rear. The low-maintenance open-style front garden features mature shrubbery artfully surrounded by decorative chips. A convenient monobloc driveway offers off-street parking and leads to a double integral garage, equipped with an electric remote-controlled up-and-over door for added convenience. A gated pathway to the side of the property gives access to the large beautifully kept enclosed private landscaped garden to the rear, where there is a large area of lawn surrounded by areas of carefully planted flowers and shrubbery. Two paved patio areas serve as ideal settings for alfresco dining and entertaining during the warm summer months, or to simply enjoy a moment of relaxation with an aperitif whilst taking the beauty of the tranquil surroundings. The rear garden also features a charming pond, a timber hexagonal gazebo, and a timber shed provided excellent storage space for garden equipment.

LOCATION:

17 St. Brydes Way is located in the stunning Tweed Valley village of Cardrona, the first new village in the Borders for over two hundred years. The village is widely viewed as one of the most prestigious residential locations in the Borders and benefits from having a village hall, cafe, children's playground and a Macdonald Hotel and Country Club. The Macdonald offers a full range of recreational and lifestyle facilities including a fitness centre, sauna, swimming pool and a championship golf course. Cardrona provides the perfect alternative to the stress and hassle of city living. You will enjoy village life in a most scenic and picturesque setting. A short distance away, the thriving market town of Peebles, three miles west of Cardrona, offers an excellent array of amenities including banks, post office, a range of independent shops, supermarkets, and restaurants, as well as schools at primary and secondary levels. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and mountain biking all within easy reach. There is good access from Cardrona to the other Borders towns via the road network, with the A703 giving access to Edinburgh City Bypass, and the capital beyond. A regular bus service, which stops in Cardrona, runs to and from Edinburgh and to neighbouring towns including Galashiels.



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone with fibre broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, fitted light fittings throughout, integrated kitchen appliances, free standing washing machine and tumble dryer within the utility room, and a free-standing fridge freezer located in the garage, will be included in the sale of the property.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G. Amount payable for the financial year 2023/2024 - £3,492.87. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (67) with potential C (77).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.



ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

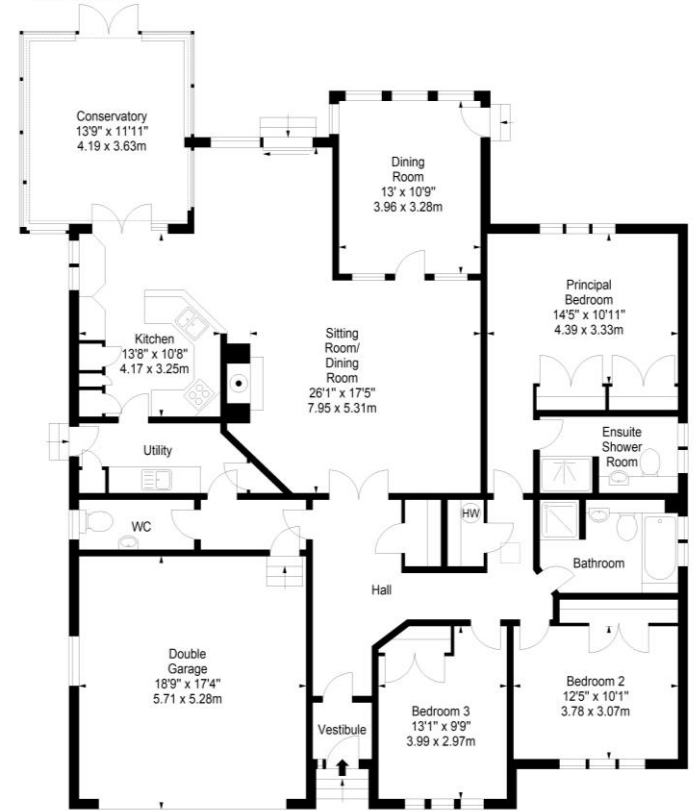
Particulars prepared January 2024.



St. Bryde's Way,
Cardrona,
Peebles,
Scottish Borders, EH45 9LL



Approx. Gross Internal Area
2243 Sq Ft - 208.38 Sq M
(Including Double Garage)
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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SALES

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