



9 Cardrona Way, Cardrona, Peebles, EH45 9LD
Fixed Price £380,000



JBM ESTATE AGENTS

A fantastic link-detached four-bedroom modern house with attached single garage pleasantly positioned occupying a corner setting boasting fabulous golf course views in the picturesque Borders village of Cardrona.



DESCRIPTION:

Built in 2000 by well-regarded builders "Millar Homes", this property is presented in excellent order throughout offering well-proportioned accommodation totalling an impressive 1,694 square feet over two floors including the single garage and a wonderful relaxing garden room. With a comfortable layout, a private and enclosed rear garden, access to the open countryside and cycle paths on the doorstep, and roof mounted PV solar panels, this energy efficient property is sure to prove popular and early viewing is highly advised.

The comfortable and versatile internal accommodation comprises; entrance vestibule leading into a welcoming inner hallway with staircase to the upper floor incorporating a useful storage cupboard below. With a window and patio doors to the side of the property providing a leafy outlook, the sitting room is a lovely bright room and features an electric fire set on a granite hearth giving the room a real warming focal point. Glazed doors lead through to the formal dining area which offers the ideal space for entertaining family and friends. The kitchen is fitted with an excellent range of wall and base units with contrasting worktops incorporating a white ceramic sink unit positioned below a side facing window. Integrated appliances include an electric oven, electric hob, extractor hood, whilst space and services are provided for a washing machine, dishwasher, and a fridge freezer. There is an external door which gives access out to the rear garden, whilst an opening leads through to a fabulous and relaxing garden room enjoying a triple aspect with windows and French doors overlooking the rear garden. With a window to the side of the property is a comfortable double bedroom with fitted wardrobes which could equally be used as a separate home office if required. Completing the ground floor accommodation is a family shower room incorporating of a WC, wash hand basin, a separate enclosed shower unit, and an opaque window to the side of the property allowing in the natural light. Up on the first floor there is a light and airy hallway landing with access hatch to a generous cupboard within the eaves providing excellent storage space. The principal bedroom benefits from double fitted wardrobes and features patio doors with a Juliet style balcony boasting beautiful views. There are two further double bedrooms on this level, both of which enjoy a leafy outlook with windows to the rear. The accommodation of this wonderful property is completed by the family bathroom which incorporates a WC, wash hand basin, a panelled bath with shower over, and an opaque window to the front of the property.

OUTSIDE:

Externally, there are private gardens to the front side and rear of the property. The open style garden to the front is mainly laid to lawn with mature hedging and shrubbery. There is a single monobloc driveway to the side which leads to the single link attached garage with electric remote controlled roller door. A timber gate to the side of the property gives access to the private south facing side and rear garden which is a decent size enjoying an area laid to lawn with planted borders, and a paved patio providing the perfect space for alfresco dining and relaxing in the summer months. The garage, which benefits from power and light can be accessed from the garden via an external door at the rear.

LOCATION:

9 Cardrona 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, 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. PV solar panels. Timber double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout, integrated kitchen appliances, and the free-standing washing machine, dishwasher, and fridge freezer 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 F, with an annual charge of £2,929.21 payable for the year 2023/2024. 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 B (82) with potential B (84).

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.



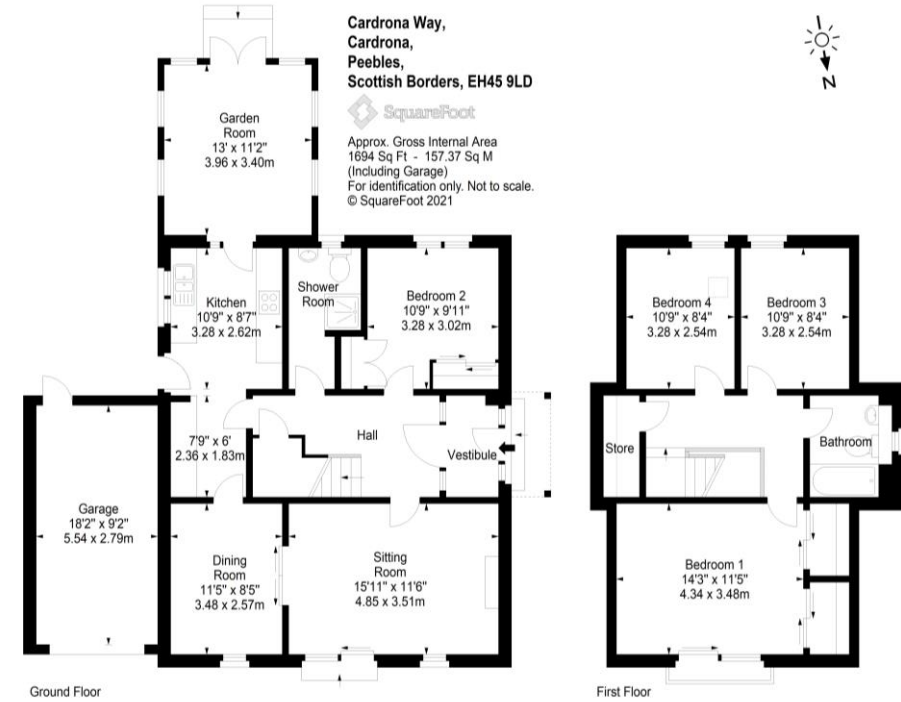
IMPORTANT NOTE:

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 September 2023.



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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