



28 Leeburn View, Cardrona, Peeblesshire, EH45 9LS
Offers Over £410,000



An attractive four-bedroom modern detached house with an attached single garage occupying a pleasantly peaceful position located in the picturesque and sought-after Borders village of Cardrona.



DESCRIPTION:

Constructed in 2004, this beautifully presented property offers spacious and versatile accommodation spread across two levels spanning an impressive 2,137 square feet including the single attached garage, and benefits from PV solar panels with a battery, ensuring not only eco-friendly energy but also significant reductions in energy costs. Boasting a splendid open-plan dining kitchen and family area, alongside a private enclosed rear garden, convenient access to open countryside, and cycle paths, this property is perfect for modern family living. Early viewing for comes highly recommended.

Presented immaculately, the internal accommodation comprises; an entrance vestibule leading to a welcoming hallway, featuring a staircase to the upper floor cleverly incorporating a storage cupboard below. Positioned to the front is a bright and elegant sitting room featuring a gas fireplace with timber and marble surround, complemented by a charming bay window offering delightful views of the front garden. The kitchen features an impressive array of wall and base units, complemented by contrasting worktop surfaces with a ceramic sink, and includes integrated appliances such as a gas hob, double electric oven, and dishwasher. Additionally, the kitchen gives access to a convenient utility room equipped with further fitted units incorporating services for a washing machine and a tumble dryer, with a side-facing external door providing easy access to the garden, and an internal door into the garage. Open-plan with the kitchen, the spacious dining area features a bay-style window with French doors, seamlessly connecting to the private rear garden, and a warming log burning stove giving the space a real focal point, the perfect setting for entertaining family and friends. Accessible through the kitchen, a fabulous garden room offers a delightful and versatile relaxation space, with direct access to the garden for added convenience, adaptable to various needs. Elsewhere on the ground floor, a guest WC is conveniently situated, along with a tastefully converted family room, originally a garage, providing additional versatile space that enhances both the appeal and functionality of the property. Up on the first floor, is a light-filled hallway landing boasting an airing cupboard, accompanied by a ceiling hatch providing access to the loft space. Offering views to the front, the splendid split-level master bedroom suite includes a spacious dressing area with twin fitted wardrobes and a Velux window, along with a private en-suite shower featuring a WC, wash hand basin, and a corner shower enclosure. Also benefiting from front-facing views, a comfortable guest bedroom showcases fitted wardrobes and a private en-suite shower room, complete with a WC, wash hand basin, and a corner shower enclosure. At the rear of the house, there are two additional double bedrooms, one featuring fitted wardrobes, whilst both offer views overlooking the rear garden. Completing the accommodation is the partially tiled family bathroom, featuring a WC, wash hand basin, a panelled bath with a shower handset, and two opaque windows to the rear welcoming in natural light.

OUTSIDE:

Externally, the property boasts private garden grounds the front, side, and rear. The open-style garden at the front features an area of lawn bordered by an array of mature planting, while a monobloc driveway offers off-street parking and leads to the single attached garage. A timber gate to the side of the property provides access to the delightful and easily maintained private rear garden which boasts an area laid to lawn complemented by areas of mature shrubbery and planting, along with two timber-decked patio areas, the ideal settings for alfresco dining and relaxation during the warmer summer months. There is a greenhouse positioned to the side, and the rear garden is fully bound by timber fencing.

LOCATION:

28 Leeburn View 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 framed double glazed windows. Telephone with fibre broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and the integrated kitchen appliances will be included in the sale of the property. Please note, the appliances are sold as seen with no guarantees.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category G. Amount payable for year 2024/2025 - £3,566.37. 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 (92) with potential B (92).

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:

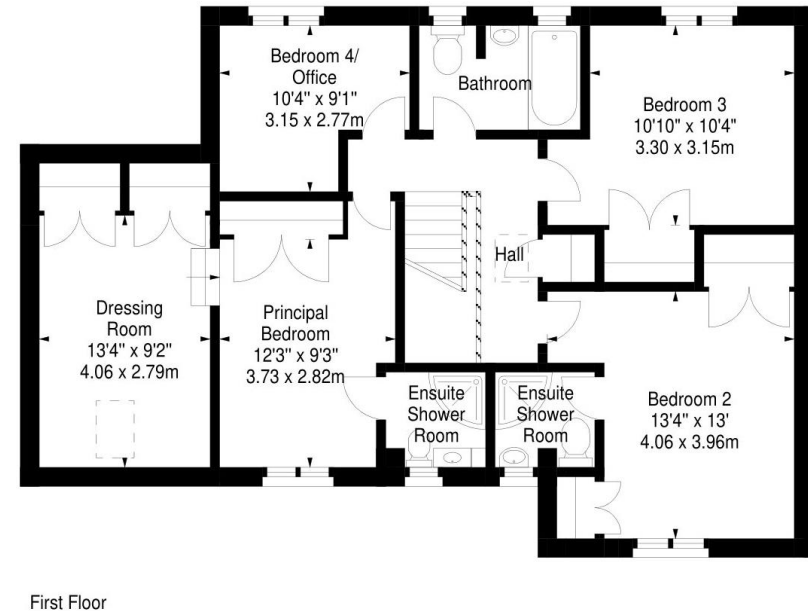
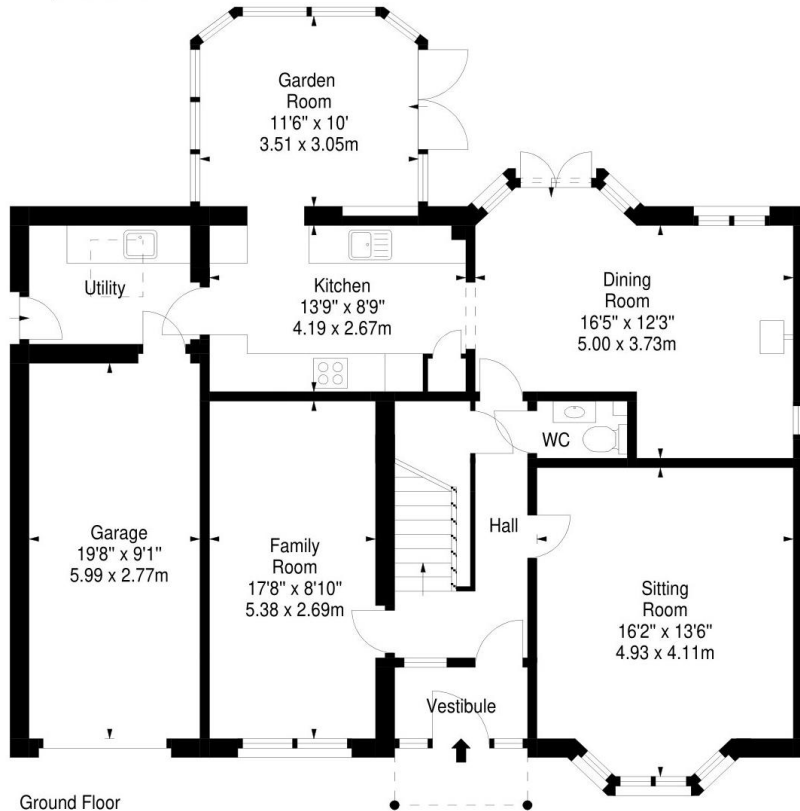
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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.



Leeburn View,
Cardrona,
Peebles,
Scottish Borders, EH45 9LS



Approx. Gross Internal Area
2137 Sq Ft - 198.53 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 2024



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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