



31 Cardrona Way, Cardrona, Peebles, EH45 9LD  
Offers Over £300,000



A delightful three-bedroom detached house, featuring a single attached garage and mature private gardens, ideally situated within the picturesque Borders Village of Cardrona.



#### DESCRIPTION:

Built in 2000 and beautifully maintained with modern interiors, this property presents a spacious 1,051 square feet of comfortable living space spread across two floors, inclusive of the attached garage. Benefits include an open-plan dining kitchen ideal for modern family living, a driveway providing convenient off-street parking, easy access to the stunning Tweed Valley countryside, and a variety of outdoor activities on the doorstep. This charming property is sure to appeal to a wide range of buyers, and early viewing is highly recommended.

Internally, the welcoming, well-proportioned internal accommodation comprises; an inviting entrance which opens to an inner hallway with a staircase leading to the upper floor, and access to a guest cloakroom equipped with a WC and washbasin. The relaxing sitting room boasts a large window with a leafy view of the private front garden and features a generous under-stair storage cupboard, and an electric log-burning stove fireplace providing a warm and inviting focal point. Accessed from the sitting room, the open-plan dining kitchen features an impressive array of modern wall and base units, complemented by contrasting worktop surfaces and matching splashbacks. Integrated appliances include an electric oven, gas hob, and dishwasher, with additional space and services available for a washing machine, and a fridge freezer. There is ample space for a dining table and chairs, making it ideal for family gatherings and entertaining friends, whilst patio doors offer views of the tree-lined hills beyond and provide easy access out to the private rear garden. Up on the first floor, the hallway landing includes a storage cupboard housing the water tank and a ceiling hatch providing access to the loft space. Located at the front and enjoying wonderful scenic views, the principal bedroom features a double fitted wardrobe and a private ensuite shower room with a WC, wash hand basin, and separate shower enclosure. There are two further bedrooms, a comfortable double situated at the rear boasting a fitted wardrobe, and a single bedroom positioned at the front featuring a built-in storage cupboard. Completing the accommodation is the family bathroom, which includes a WC, wash hand basin, a panelled bath, and a rear-facing opaque window that bathes the space in natural light.

#### OUTSIDE:

Externally, there are private gardens to the front, side and rear of the property. The front garden boasts a lawn area adorned with mature shrubbery, alongside a monobloc driveway offering off-street parking, leading to the single garage. Gated pathways to each side of the property lead to the fully enclosed southwest-facing rear garden, which offers the added advantage of an open outlook over the countryside hills beyond. A stunning array of flowers and shrubbery along with a mature apple tree border a well-kept lawn, while a decorative paved patio provides ample space for both outdoor lounge and dining furniture, ideal for enjoying alfresco dining during the summer months. A timber summer house provides the perfect retreat for relaxing with a good book or enjoying an aperitif, and the rear garden is fully bound by timber fencing.

#### LOCATION:

31 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, 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. Timber double glazed windows. Telephone and broadband connection.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and integrated kitchen appliances 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 E, with an annual charge of £2,449.59 payable for the year 2024/2025. 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 C (71) 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.

#### 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.

#### 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:

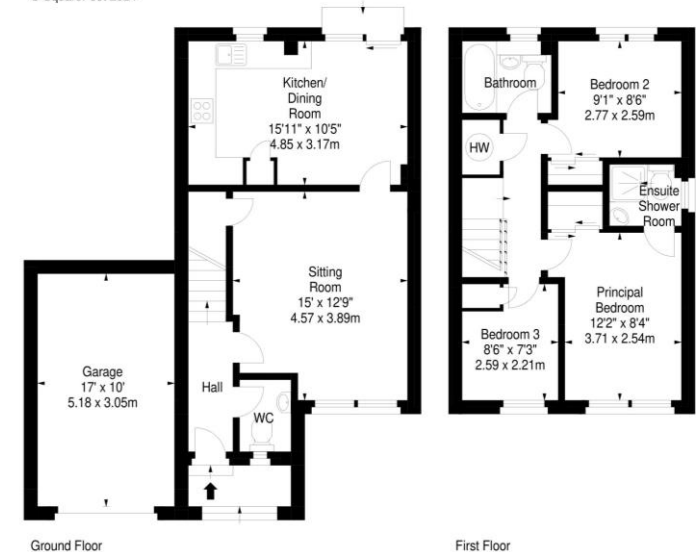
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 June 2024.

Cardrona Way,  
Cardrona,  
Peebles,  
Scottish Borders, EH45 9LD



Approx. Gross Internal Area  
1051 Sq Ft - 97.64 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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**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

10 Northgate, Peebles, EH45 8RS  
Tel: 01721 540170 Fax: 01721 520104  
Email: mail@jbstateagents.co.uk  
www.jbstateagents.co.uk