



10 Wallacehill Way, Cardrona, Peeblesshire, EH45 9LF
Offers Over £400,000



Nestled in the charming Borders village of Cardrona,, an impressive four-bedroom detached family home boasting an attached double garage, well-maintained gardens, and easy access to the stunning Tweed Valley countryside.



DESCRIPTION:

Built in around the early 2000's, the property offers a well-designed, comfortable layout with a generous 1,450 square feet of accommodation across two levels, highlighted by a beautifully spacious conservatory, creating an inviting space to relax, whilst enhancing the property's charm and functionality. Set amidst picturesque landscapes, this property benefits from its proximity to a wealth of amenities in the nearby town of Peebles, including bars, restaurants, shops, and schools for all ages. Its prime location makes it an ideal choice for a variety of buyers, and early viewing is highly recommended to fully appreciate all this home has to offer.

Tastefully decorated with neutral tones throughout, the well-presented interior features a welcoming entrance hallway, complete with a staircase leading to the upper floor, and a convenient guest cloakroom. The bright and inviting sitting room enjoys a dual aspect, with a large window framing charming front garden views, and an additional side window bathing the space in natural light. A feature gas fire with an elegant marble surround and hearth serves as the room's focal point, creating a warm and relaxing atmosphere. The breakfasting kitchen is equipped with a selection of wall and base units, complemented by contrasting worktop surfaces incorporating a composite sink unit thoughtfully positioned beneath a rear-facing window. Integrated appliances include an electric oven, gas hob, and extractor hood, while there is dedicated space and connections for a dishwasher, washing machine, and fridge freezer. Two spacious cupboards offer additional storage, enhancing practicality, an external door to the side allows easy garden access, and there is ample room for a table and chairs allowing for an informal dining space. The dining room enjoys a seamless flow accessible from both the sitting room and kitchen, and provides an elegant setting for hosting family gatherings and entertaining guests. French doors open into a spacious and inviting conservatory, offering lovely views over the leafy rear garden, a beautiful space perfect for enjoying morning coffee, or unwinding with a relaxing afternoon aperitif. On the first floor, a hallway landing provides access to all accommodations, including a convenient laundry cupboard and a ceiling hatch leading to a partially floored loft space. At the front of the house, the master bedroom boasts lovely views of the surrounding countryside and features generous fitted wardrobes, along with a private en-suite shower room. Additionally, there are three further double bedrooms, another offering lovely views to the front, with the other two enjoying leafy views to the rear. Each of these bedrooms features fitted wardrobes, enhancing the overall comfort and functionality of the home. Completing the accommodation is the family bathroom, which features a WC, wash hand basin, and a panelled bath with a shower overhead. An opaque rear window allows natural light to fill the space while ensuring privacy.

OUTSIDE:

The property boasts private gardens to the front, side, and rear. The open-style front garden features lush lawns surrounded by a vibrant array of mature greenery. A monobloc driveway offers convenient off-street parking for two vehicles and leads to an integral double garage, equipped with power and light. A gated pathway at the side of the property leads to a fully enclosed, sunny west-facing rear garden, primarily laid to lawn and bordered by a diverse selection of mature shrubbery and plants for added privacy. A lovely paved patio area, directly accessible from the conservatory, provides the perfect setting for alfresco dining, relaxation, and entertaining during the warmer summer months.

LOCATION:

10 Wallacehill Way, is situated in the picturesque Tweed Valley, within the charming village of Cardrona, recognised as the first new village in the Borders in 200 years. The village is widely viewed as one of the most prestigious residential locations in the Borders and benefits from having a village hall offering a vast variety of community activities, a children's playground, a pump "n" jump bike track, and the four-star awarded Macdonald Hotel and Country Club. The Macdonald offers a full range of recreational and lifestyle facilities including a fitness centre, sauna, swimming pool and of course, the 18-hole 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 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 Peebles 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 runs to and from Edinburgh and to neighbouring towns including Galashiels.



SERVICES:

Mains water and drainage. Mains electricity. Mains fired gas central heating (New boiler fitted 2024). UPVC double glazed windows (installed 2021). Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout, and both integrated and free standing kitchen appliances are to 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 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 C (75) with potential B (85).

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.



DEVELOPMENT FACTOR:

The communal areas of the development are managed by Greenbelt Group with an annual factoring charge of £224.57 payable in 2024.

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 October 2024.



Wallacehill Way,
Cardrona,
Peebles,
Scottish Borders, EH45 9LF



Approx. Gross Internal Area
1450 Sq Ft - 134.71 Sq M
Garage
Approx. Gross Internal Area
293 Sq Ft - 27.22 Sq M
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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SALES

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