



25 Cardrona Way, Cardrona, Peeblesshire, EH45 9LD
Offers Over £390,000



Occupying a charming corner position, an exceptional four-bedroom link-detached family home complete with single garage and private gardens, positioned within the picturesque Borders village of Cardrona.



DESCRIPTION:

Beautifully presented in excellent decorative order, this spacious home offers an impressive 1517 square feet of thoughtfully designed accommodation across two levels. A standout feature is the rear extension, which creates a stunning open-plan dining, kitchen, and family area, perfect for modern family living. With a comfortable layout, a private enclosed rear garden, and dedicated off-street parking, this home offers both comfort and convenience. Set in a desirable location with countryside walks and cycle paths on the doorstep, it is sure to attract strong interest, early viewing is highly recommended.

With tasteful interiors, the well-appointed and versatile layout begins with an entrance vestibule, leading into a welcoming bright, and spacious hallway which includes a staircase to the upper floor cleverly incorporating enclosed storage below. The sitting room is a bright and inviting space enjoying good proportions, with a window and patio doors offering a charming outlook over Cardrona Way. An attractive marble-surround gas fire serves as a warming focal point, adding warmth and charm to the room. The kitchen features a superb range of wall and base units with contrasting worktops, including a white ceramic sink positioned beneath a window offering garden views. Integrated appliances comprise an electric oven, gas hob, and extractor hood, while space and connections are provided for a washing machine, dishwasher, and an American-style fridge freezer. The open-plan dining and family area, seamlessly open to the kitchen, is a fantastic addition that creates the perfect space for entertaining, enhanced by French doors flowing out to the private garden, effortlessly blending indoor and outdoor living. Elsewhere on the ground floor, is a spacious double bedroom which features fitted wardrobes, and a well-appointed family shower room, comprising a WC, vanity wash hand basin, a shower unit, along with an opaque window allowing in natural light. On the first floor, a bright and airy landing provides access to a generous eaves cupboard, offering excellent and practical storage. The spacious principal bedroom features double fitted wardrobes and patio doors opening to a Juliet-style balcony, showcasing beautiful views. Two additional double bedrooms enjoy scenic hillside views to the rear, whilst the accommodation is completed by a stylish, fully upgraded family bathroom, comprising a WC, wash hand basin, p-shaped bath with mains dual waterfall shower, and an opaque bathing the space in natural light.

OUTSIDE:

Externally; the property boasts private gardens to the front, side, and rear. The open-style front area is primarily laid to lawn, complemented by mature shrubbery, creating an inviting first impression. A monobloc driveway leads to a spacious single link-attached garage, complete with power and light. A timber gate provides access to the sunny, south-facing rear garden, featuring a lush green lawn and two timber-decked areas—ideal for alfresco dining and relaxation during the warmer months. Additional outdoor storage is available via a lean-to-style garden store, and the garden is fully enclosed by timber fencing and hedging.

LOCATION:

25 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. Timber and UPVC double glazed windows. Telephone and FTTP broadband connections available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, curtains throughout, and integrated kitchen appliances will be included in the sale of the property. The American style fridge freezer is available under separate negotiation.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F. Amount payable for the financial year 2024/2025 - £2,992.91. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

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.

EPC RATING:

The Energy Efficiency Rating for this property is C (75) with potential B (82).

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.

OFFERS:

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.



IMPORTANT NOTE:

While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains exactly as photographed. Any error, omission, or misstatement shall not annul the sale, entitle any party to compensation, nor provide grounds for legal action. JBM Estate Agents have not tested any services, equipment, or facilities. Prospective purchasers are advised to satisfy themselves by inspection or otherwise and to seek their own professional advice. All descriptions and references to the property's condition are made in good faith. While every effort is made to ensure accuracy, please contact us to confirm any details of particular importance to you, especially if you are planning to travel a considerable distance.

ANTI-MONEY LAUNDERING REGULATIONS:

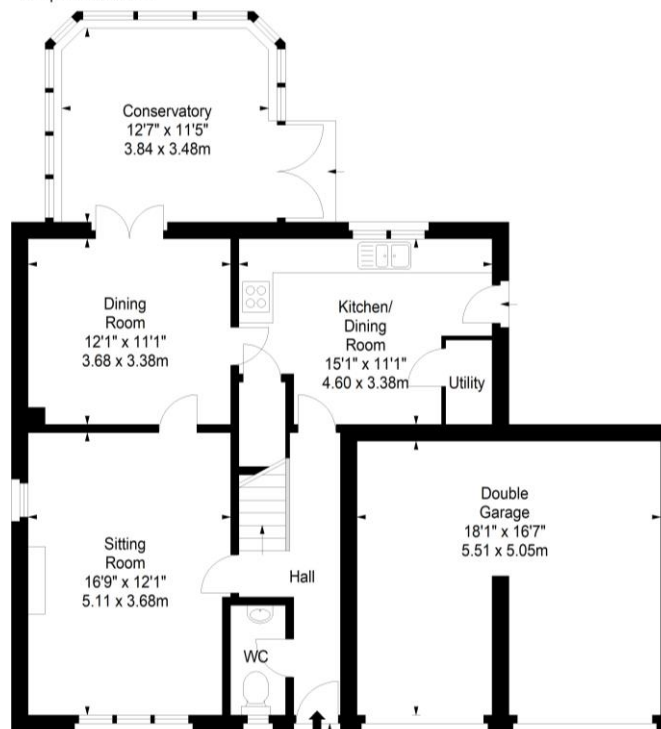
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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



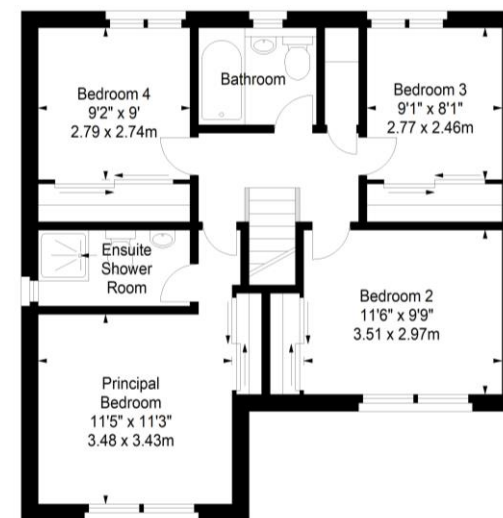
Wallacehill Way,
Cardrona,
Peebles,
Scottish Borders, EH45 9LF



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



Ground Floor



First 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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