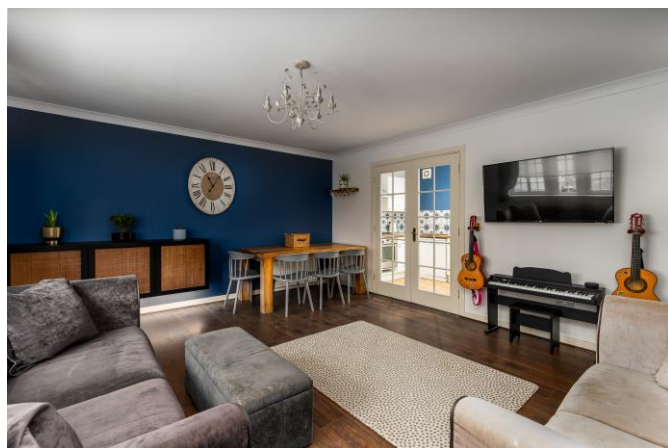




33 Mains Farm Steading, Cardrona, Peeblesshire, EH45 9HL  
Offers Over £250,000



A delightful two-bedroom end-terrace bungalow, beautifully positioned in a modern steading development with a prominent and peaceful setting located in the picturesque Borders village of Cardrona.



#### DESCRIPTION:

Built in 2002, this beautifully presented property features stylish interiors and well-proportioned accommodation spanning 978 square feet. Thoughtfully designed, it also boasts a private, enclosed rear garden, offering a perfect blend of comfort and outdoor space. Featuring a stylish semi open-plan living area and kitchen, this property is perfectly suited for modern family living. Nestled in a prestigious village setting with easy access to nearby Peebles, it also benefits from scenic riverside walks and cycle paths right on the doorstep. With its desirable location and contemporary design, this charming bungalow is sure to prove popular and early viewing is highly recommended.

Immaculately presented with tasteful décor throughout, the internal accommodation begins with a welcoming entrance vestibule that seamlessly flows into an inviting inner hallway, providing access to all accommodation along with generous storage, and a rear porch. Bathed in natural light from a large front-facing window, the bright and spacious sitting room offers ample space for both lounge and dining furniture. Enhancing the sense of openness, glazed French doors create a seamless connection to the kitchen, perfect for modern living and entertaining. The well-appointed kitchen enjoys a rear-facing window and is fitted with an excellent range of wall and base units, complemented by sleek contrasting worktops. A stylish tiled splashback enhances the space, while a ceramic sink unit adds both practicality and elegance. Integrated appliances include an electric oven, gas hob, and extractor hood, while dedicated space and provisions are available for a dishwasher, washing machine, and fridge freezer. Situated at the rear of the property, the good-sized principal bedroom boasts a fitted wardrobe and a private en-suite shower room, complete with a WC, wash hand basin, and an enclosed shower unit. Positioned at the front of the property, the second bedroom is a comfortable size and enjoys delightful steadying views, offering a charming outlook. Completing the accommodation is the family bathroom, featuring a fitted vanity unit with a WC, wash hand basin, and a panelled bath with a mixer-style shower tap. A rear-facing opaque window allows natural light to fill the space. The property features a spacious attic, accessible via a ceiling hatch in the hallway, offering additional storage.

#### OUTSIDE:

Externally; there are private gardens to the rear of the property. Accessed through a practical rear porch, the garden is divided into two distinct sections. One area is enclosed by timber fencing and laid to lawn, complemented by a paved patio that provides the perfect space for alfresco dining and relaxation. Beyond this, a fully paved section features a selection of mature shrubs and provides access to a large lockable timber shed, offering secure and practical garden storage. Ample resident and visitor parking is available to the front of the property and within the development.

#### LOCATION:

33 Mains Farm Steading is located in the scenic Tweed Valley, in the charming village of Cardrona, the first new village in the Borders in 200 years. Renowned as one of the region's most prestigious residential areas, Cardrona boasts a village hall offering various community activities, a children's playground, a pump track, and the four-star Macdonald Hotel and Country Club. The hotel features a fitness centre, sauna, swimming pool, and an 18-hole championship golf course. Cardrona provides an idyllic alternative to city living, with a picturesque village setting. Nearby Peebles, just three miles away, offers a range of amenities, including shops, schools, and restaurants. The area is perfect for outdoor activities, with excellent golf courses, fishing, walking, and world-renowned mountain biking nearby. Peebles also has good transport links to other Borders towns and Edinburgh, with a regular bus service.

#### 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.



#### SERVICES:

Mains water and drainage. Mains electricity. Gas-fired central heating. UPVC double-glazed windows. Telephone and FTTP broadband connections available.

#### DEVELOPMENT FACTOR:

The communal areas of the development are managed by Hacking and Paterson with a quarterly charge of approximately £40.00.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, light fittings, blinds, integrated kitchen appliances, washing machine, and the fridge freezer 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 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.

#### 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 (72) with potential B (86).

#### 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:

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:

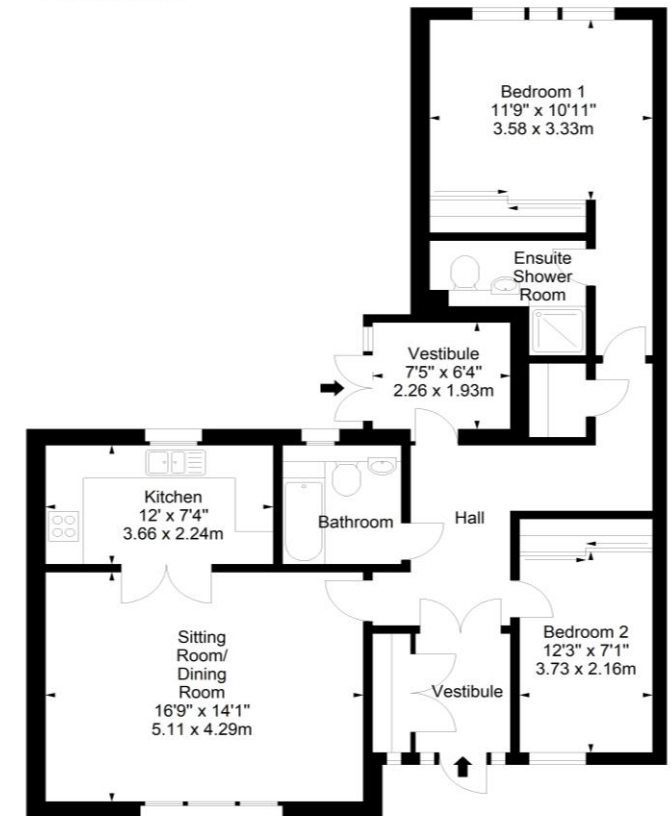
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified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

Particulars prepared March 2025.

Mains Farm Steading,  
Cardrona,  
Peebles,  
Scottish Borders, EH45 9HL



Approx. Gross Internal Area  
978 Sq Ft - 90.86 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground 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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