



12 Plumerknowe Gardens, Cardrona, Peeblesshire, EH45 9LH
Offers Over £320,000



A fantastic three-bedroom modern detached house with private front and rear gardens occupying a pleasant position within the picturesque Borders Village of Cardrona.



DESCRIPTION:

Built in the early 2000s, this property has been tastefully remodelled to an exceptional standard and showcases fabulous contemporary interiors throughout with accommodation extending to a well-proportioned 992 square feet over two floors, featuring a magnificent, family-friendly open-plan kitchen, dining, and living area. Perfectly situated within easy reach of excellent amenities in both Peebles and Innerleithen, and with outdoor pursuits such as a golf course, riverside walks, and world-renowned cycle trails right on the doorstep, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Approach through the front garden and covered porch, this beautifully presented home, which is in excellent condition throughout with stylish interiors, opens into an inviting entrance hallway featuring a staircase to the upper floor and a convenient guest WC. The sitting room enjoys a front-facing open outlook, offering a light, airy, and relaxing space, complete with a central gas fire as well as an understairs cupboard providing excellent storage. Open to the sitting area, the fully modernised open-plan dining kitchen boasts an excellent range of contemporary wall and base units, complemented by contrasting worktops and a stylish splashback. Integrated appliances include an electric oven, gas hob with extractor, dishwasher, washing machine, microwave, and wine cooler, while a free-standing American-style fridge freezer occupies a designated space. With plenty of room for a dining table and chairs, the dining area sits adjacent to patio doors that open onto the private rear garden, creating an ideal setting for family gatherings and entertaining guests. Completing the ground-floor accommodation is a fantastic and versatile third bedroom, tastefully converted from the former garage. This comfortable double features a front-facing window and a vaulted ceiling with a skylight, creating a flexible space that can be easily adapted to suit your requirements. The first-floor landing provides access to all upper-floor accommodation and includes a ceiling hatch leading to the loft space. Remodelled by the current owner, this level now features a magnificent and spacious principal bedroom, providing ample room for all essential furniture and complemented by a stylish en-suite shower room. Also on this floor is a further comfortable double bedroom with a rear-facing window and fitted wardrobes, while a fully refurbished contemporary family shower room completes the accommodation.

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. A gated pathway to each side of the property leads round to the fully enclosed rear garden with a further section of lawn bordered by a selection of flower beds, shrubbery and greenery. A decorative paved patio provides ample space for outdoor dining furniture, ideal for enjoying alfresco meal times during the summer months. The rear garden benefits from the added addition of a timber utility workshop adjoining the property to the side offering exceptional storage and work space. The rear garden is fully bound by timber fencing.

LOCATION:

12 Plumerknowe Gardens 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. FTTP broadband connections available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Greenbelt with a monthly factoring charge of around £20.00 payable in 2024/2025.

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. Amount payable for the financial year 2025/2026 - £2,693.76. 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 (69) with potential C (75).

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 been made.

Particulars prepared October 2025.

**Plumerknowe Gardens,
Cardrona,
Peebles,
Scottish Borders, EH45 9LH**



Approx. Gross Internal Area
992 Sq Ft - 92.16 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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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