



18 Fawnburn Crescent, Cardrona, Peeblesshire, EH45 9LG
Offers Over £390,000



Nestled in a peaceful cul-de-sac in the charming Borders village of Cardrona, an impressive four-bedroom modern detached family home benefiting from a single integral garage and well-maintained low-maintenance gardens.



DESCRIPTION:

Built in the early 2000's, this home offers fully modernised accommodation featuring a thoughtfully remodelled layout and a partially converted garage offering comfortable accommodation totalling 1591 square feet across two levels, including a family-friendly open-plan kitchen, dining, and lounge area that spans the rear of the property. 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, not to mention riverside walks, cycle paths, and the Cardrona golf course on the doorstep. An ideal choice for a variety of buyers, early viewing is highly recommended to fully appreciate all this home has to offer.

With a welcoming approach and presented in excellent decorative order throughout with stylish modern interiors, the property opens into a spacious, inviting hallway featuring a guest WC, enhancing practicality. 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 multifuel stove serves as the room's focal point, creating a warm and relaxing atmosphere. Spanning the rear of the property is a magnificent open-plan kitchen, dining, and lounge area, the true heart of the home. The kitchen is fitted with an excellent range of modern wall and base units complemented by contrasting worktops and a stylish tiled splashback. Integrated appliances include an electric oven, microwave, five-ring gas hob with extractor above, and a dishwasher. This generous space easily accommodates both lounge and dining furniture, while patio doors to the rear create a seamless connection between indoor and outdoor living, the perfect setting for entertaining family and friends. Adjacent to the kitchen is a practical utility room, complete with fitted storage, power and plumbing connections, and an internal door providing convenient access to the garage. On the first floor, a hallway landing provides access to all accommodations, including a convenient laundry cupboard and a ceiling hatch with pull-down ladder access 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 and stylish 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. Two of these bedrooms feature fitted wardrobes, enhancing the overall comfort and functionality of the home. Completing the accommodation is the modern family bathroom, which features a fitted vanity unit with WC and wash hand basin, and a panelled bath with a mains shower overhead. An opaque rear window allows natural light to fill the space while ensuring privacy.

OUTSIDE:

Externally, the property boasts private gardens to the front, side, and rear. The open-style front garden features a section of lawn and a monobloc driveway offering convenient off-street parking for four vehicles. A gated pathway at the side of the property leads round to the fully enclosed rear garden, which is designed to be low maintenance with more time to enjoy the surroundings. There is a section laid to artificial lawn bordered by a timber sleeper raised bedding area planted with an array of greenery and shrubs. A timber decked area and two paved patio areas offer ample space for both outdoor dining and lounge areas, creating the perfect alfresco spaces for gatherings with family and friends during the warmer summer months. The garden also benefits from external power points, a water tap, and lighting. There is a single integral garage and an adjacent bike store to the front of the property, of which benefit from power and light. The bike store also features a water tap.

LOCATION:

18 Fawnburn Crescent 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. UPVC double glazed windows. FTTP broadband connection available.

DEVELOPMENT CHARGE:

The communal areas of the development are managed by Greenbelt Group with an annual factoring charge of around £230.00 payable in 2025/2026.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and integrated 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 2025/2026 - £3,921.94. 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 (78) with potential B (85).

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.

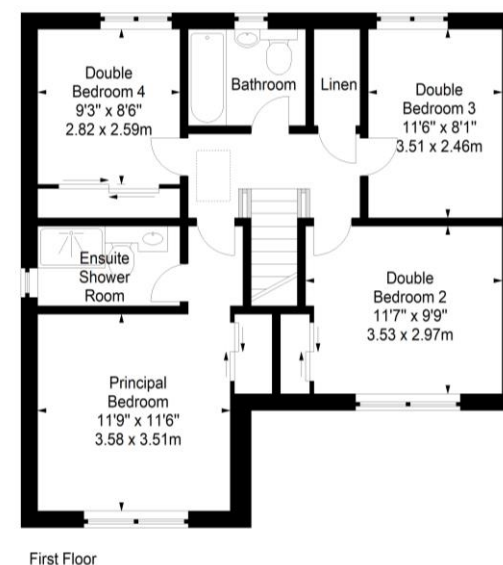
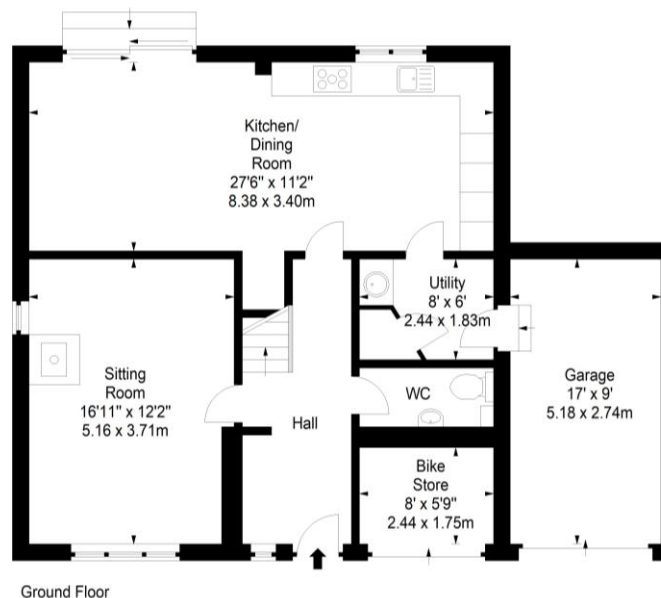
Particulars prepared October 2025.



**Fawnburn Crescent,
Cardrona,
Peebles,
Scottish Borders, EH45 9LG**



Approx. Gross Internal Area
1591 Sq Ft - 147.80 Sq M
(Including Garage)
Bike Store
Approx. Gross Internal Area
50 Sq Ft - 4.65 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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