



2 Govan's Way, Cardrona, Peebles, EH45 9LT
Offers Over £390,000



A fantastic four-bedroom modern detached house with an attached single garage, pleasantly positioned enjoying a peaceful setting within the highly desirable Borders village of Cardrona.



DESCRIPTION:

Tastefully presented in excellent decorative order throughout, the property combines stylish contemporary interiors with spacious, well-planned accommodation extending to approximately 1,494 square feet over two levels, including a fabulous garden room which creates a wonderful transition between the indoor living space and the well-maintained private garden, inviting you to make the most of indoor-outdoor living all year round. Located just four miles east of the vibrant market town of Peebles, the property enjoys the best of both worlds, a peaceful village setting with an excellent range of amenities close by. Peebles offers an impressive selection of independent shops, cafés, bars, and restaurants, along with excellent schooling at both primary and secondary levels. Whilst the stunning Tweed Valley countryside and cycle paths are quite literally on the doorstep. Early viewing is highly recommended.

With an inviting approach, the internal accommodation begins with bright and welcoming entrance hallway with guest WC, and spindled staircase to the upper floor with generous storage beneath. Immediately to your right, the well-proportioned sitting room enjoys a bay window overlooking the front garden and Govan's Way, with a centrally positioned wood-burning stove creating a warm and inviting focal point. French doors open seamlessly into the delightful garden room, currently arranged as a formal dining room. Bathed in natural light via surrounding windows and French doors leading to the private garden, this wonderful space is perfect for entertaining guests or could equally serve as a relaxing second lounge space. Located at the rear, the breakfasting kitchen is fitted with stylish wall and base units to two with complimentary worktop surfaces and modern tiled splashback. Integrated appliances include a dishwasher, fridge freezer, and microwave, whilst a free standing Rangemaster cooker takes centre stage. There is ample space for a small table and chairs, ideal for casual dining, while a rear external door provides convenient access to the garden. Adjacent is a useful utility room with space and connections for a washing machine and tumble dryer, together with a second external door offering further access to the garden. Elsewhere on the ground floor with a window to the front, is a versatile room currently used as a children's playroom, which could easily serve well as a formal dining room, TV snug, or a separate home office. Up on the first floor, a light and airy landing features a built-in laundry cupboard and a ceiling hatch providing access to the loft space. Positioned to the rear, the principal bedroom benefits from double fitted wardrobes and a private en-suite shower room comprising a WC, vanity wash hand basin, and shower enclosure with contemporary tiling. Three further comfortable bedrooms are also located on this level, two positioned to the front, one with a useful built-in storage cupboard, and the fourth to the rear. Completing the accommodation is the well-appointed family bathroom, fitted with a vanity unit incorporating a WC and wash hand basin. The room also features a panelled bath, separate shower enclosure, and an opaque window to the front.

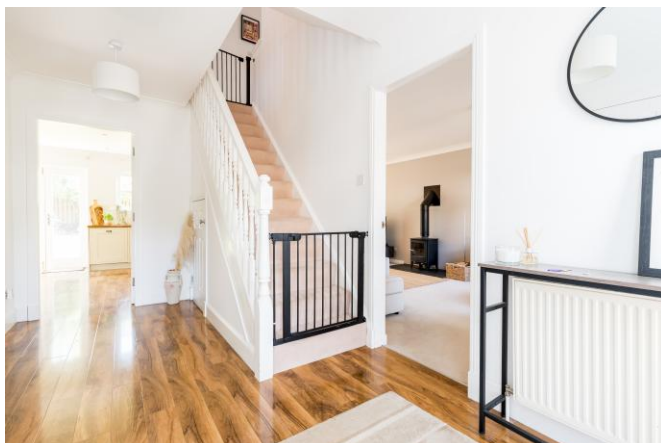
OUTSIDE:

Externally, the property enjoys an open-style front garden laid to lawn complemented by mature greenery, a paved pathway, and a monobloc driveway which leads to the attached single garage. A side gate gives access to the private enclosed rear garden, which is predominantly laid to lawn and beautifully bordered by a variety of mature shrubs and established plantings. A paved patio, directly accessible from both the garden room and kitchen, provides the perfect spot for morning coffee, while a superb, raised corner patio enjoys a sunny aspect and has been thoughtfully designed for outdoor living, complete with ambient lighting, making it ideal for barbecues, alfresco dining, or relaxing with sunset apéritifs, a wonderful space for entertaining family and friends. There is also a timber garden greenhouse to the side, providing the perfect space for keen gardeners to enjoy, while the garden is fully enclosed by timber fencing.

LOCATION:

2 Govan's 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 level. 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. UPVC and timber double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds, 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 G. Amount payable for the financial year 2026/2027 - £4,256.80. 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 (81).

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:

All offers must be submitted to the Selling Agents in Scottish legal form, either by email to mail@jbmeestateagents.co.uk or in writing to JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. The seller reserves the absolute discretion to accept or reject any offer received and is under no obligation to accept the highest or any offer. By law, all offers received will be intimated to the seller as soon as reasonably possible until formal conclusion of missives has taken place, unless the seller has provided specific written instructions not to pass on certain offers. Notwithstanding the receipt of an acceptable written offer, until missives are concluded, the seller and the Selling Agents reserve the right to continue marketing or re-market the property and to resume or conduct further viewings, particularly in the event of any delay by the purchaser in progressing the transaction. The purchaser or their solicitor will be notified in writing should the seller subsequently decide to place the property back on the market.

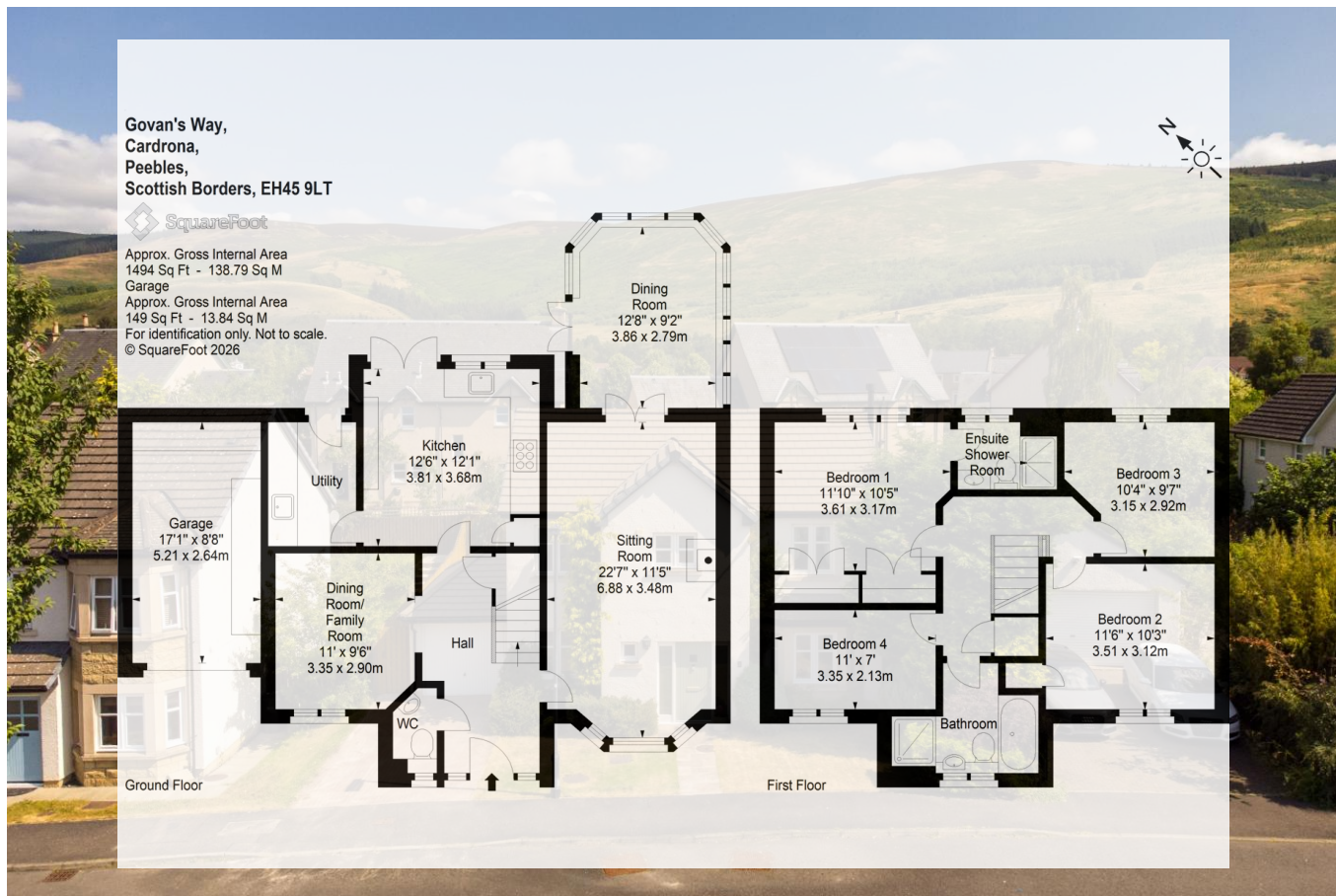
IMPORTANT NOTE:

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:

JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply with the guidelines set out by the regulator for the estate agency sector, HM Revenue & Customs (HMRC). In accordance with these requirements, we are legally obliged to carry out identity and source-of-funds checks on all property buyers. These checks are completed through an independent third-party verification provider and must be successfully concluded before an offer can be formally accepted or a property marked as "under offer." All buyers are required to complete third-party AML verification, for which a non-refundable fee of £20 plus VAT (£24 in total) per individual applies. All information is handled securely and in accordance with current data protection legislation. JBM Estate Agents is registered for AML supervision with HMRC under registration number XBML00000125848, and we are legally required to report any evidence or suspicion of money laundering to the relevant authorities without notification.

Particulars prepared July 2026.





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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