



Runkie House, 22 St. Brydes Way, Cardrona, Peebles, EH45 9LL
Offers Over £650,000



A distinguished detached four-bedroom executive home, crafted to an exceptional standard by the esteemed housebuilder Manor Kingdom, occupying an enviable position within one of the most desirable settings in the picturesque Borders village of Cardrona.



DESCRIPTION:

Named "Runkie House" and presented with tastefully elegant interiors throughout, this property offers an impressive 2656 square feet of well-balanced accommodation, arranged across a thoughtfully designed and highly practical layout over two spacious levels, ideally suited to modern family living. Showcasing a superb open-plan dining kitchen and lounge area overlooking the private gardens, immediate access to scenic countryside walks and cycle routes on the doorstep, and a fantastic range of amenities in the nearby towns of Peebles and Innerleithen, early viewing is highly recommended.

With a welcoming approach, the accommodation opens into an internal porch which gives convenient access into the garage and leads through to an inviting entrance hallway which features a striking solid wood panelled staircase, thoughtfully designed with useful storage space beneath. With a large window framing delightful views over St. Brydes Way and the tree-lined hills beyond, the bright and spacious sitting room features an elegant marble-surround electric remote-control fire providing a refined focal point, adding both warmth and character to the space. French doors flow seamlessly into the formal dining room, which enjoys a peaceful outlook over the rear gardens, providing an elegant setting for both relaxed family dining and entertaining. The stylish kitchen is fitted with a range of wall and base units, with complementary work surfaces incorporating a useful breakfast bar for informal dining. Integrated appliances include a double oven, ceramic hob with extractor above, dishwasher, and fridge freezer. From here, Steps lead down to a bright dual-aspect versatile family room, flooded with natural light featuring patio doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow. Elsewhere, a well-proportioned utility room with an external door to the side garden provides excellent practicality. The ground floor accommodation is completed by a convenient and well-appointed guest cloakroom. The first floor is approached via an impressive galleried landing with a side-facing window, creating a bright and spacious area ideally suited for use as a peaceful reading space or a home study. Peacefully located to the rear, the principal suite features a walk-in wardrobe, a dressing area with fitted wardrobes, together with a modern en-suite shower room featuring an opaque window to the front. A generous guest bedroom with fitted wardrobes benefits from a private en-suite shower room and a front-facing window, offering wonderful views across the rolling hills. To the rear, enjoying peaceful outlooks over the gardens, are two further double bedrooms, each benefiting from fitted wardrobes and an abundance of natural light. Completing the accommodation on this level is a spacious, well-appointed family bathroom, fitted with a corner bath, separate shower cubicle, WC, and wash hand basin.

OUTSIDE:

Externally, the open-style front garden features a generous monobloc driveway providing off-street parking for several vehicles and leading to the double integral garage. The driveway is complemented by a sizeable lawn bordered by a variety of mature plantings, creating an attractive and welcoming approach. A timber side gate provides access to the private and secluded south-facing rear garden, a wonderfully sheltered space ideal for both relaxation and entertaining. Fully enclosed, the garden is predominantly laid to lawn and framed by mature borders planted with a colourful variety of bushes and shrubs, creating a peaceful and established setting. A delightful, slabbed patio area, directly accessible from the family room, provides the perfect spot for alfresco dining on summer evenings, while a charming timber summer house offers an inviting retreat within the garden. A separate timber shed provides useful outdoor storage, and a few secluded reading nooks are thoughtfully positioned throughout the garden, allowing quiet enjoyment of this tranquil outdoor space.

LOCATION:

22 St. Brydes 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 double glazed windows. FTTP broadband connection available.

ITEMS TO BE INCLUDED:

All fitted floor coverings, blinds, light fittings 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 H. Amount payable for the financial year 2026/2027 - £5,270.01. 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 (79) 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.

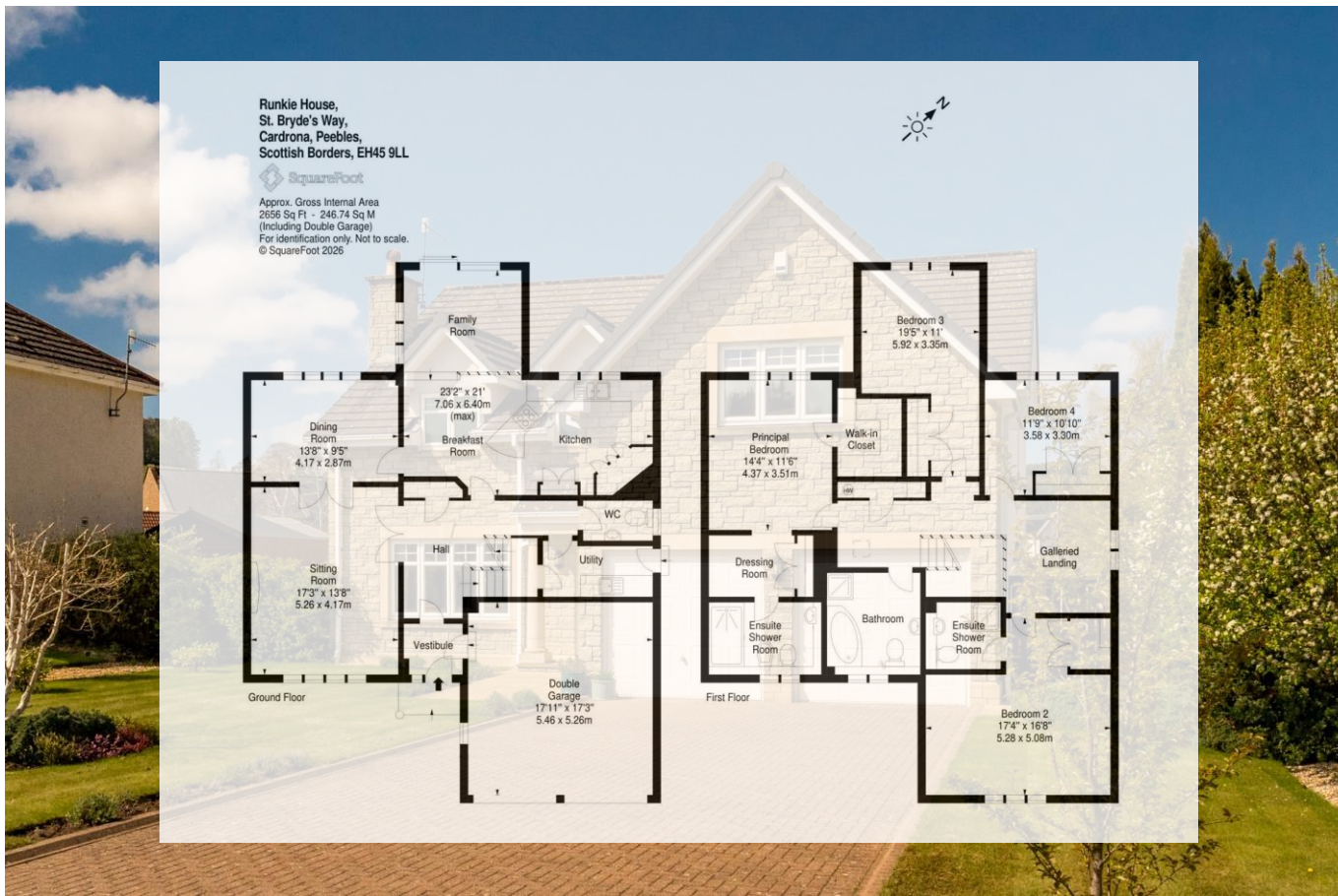
IMPORTANT NOTE:

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 April 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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