



9 Plumerknowe Gardens, Cardrona, Peeblesshire, EH45 9LH
Offers Over £315,000



Occupying a peaceful position in the picturesque Borders village of Cardrona, a delightful three-bedroom detached family home complemented by a single integral garage and private gardens.



DESCRIPTION:

Constructed in around 2003, this fantastic property is presented in excellent decorative order throughout and extends to approximately 1,149 square feet of thoughtfully designed accommodation over two levels, and enhanced by a fully upgraded kitchen, a modern en-suite shower room, and a refurbished family bathroom. Enjoying a family friendly and sociable living space, well-maintained 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 including a fabulous selection of independent shops, coffee shops, bars and restaurants, early viewing is highly recommended.

A welcoming approach through the front garden leads to the entrance vestibule, which opens seamlessly into the spacious sitting room, bathed in natural light from a window, enjoying views to the front and across Plumerknowe Gardens. Open plan to the sitting room, the dining room is positioned to the rear of the property, overlooking the garden and providing an ideal setting for both everyday family dining and entertaining guests. Accessed from the dining room, the tastefully upgraded kitchen is fitted with an attractive range of contemporary wall and base units complemented by contrasting worktop surfaces and a stylish splashback. Integrated appliances include an electric oven, hob and extractor hood, dishwasher, and washing machine, while space and services are provided for a fridge freezer. A useful understairs cupboard offers excellent additional storage, and a door leads through to a rear hallway, which provides external access to the side and rear gardens. Also accessed from the hallway is a convenient guest cloakroom, fitted with a WC and wash hand basin. A staircase from the dining room rises to the first-floor landing, which is flooded with natural light from two side-facing windows. Positioned to the rear of the property, the well-proportioned principal bedroom benefits from fitted wardrobes and a stylish, fully modernised en-suite shower room comprising a WC, wash hand basin, and corner shower enclosure. There are two further comfortable bedrooms located to the front of the house, both featuring fitted wardrobes, with the larger benefiting from an additional storage cupboard. Completing the accommodation is the beautifully refurbished family bathroom, fitted with a WC, vanity unit incorporating a wash hand basin, and a contemporary panelled bath with mains shower over.

OUTSIDE:

Externally, the property is set within private garden grounds to the front, side, and rear. The open-style front garden is laid mainly to lawn enhanced by mature shrubs and plantings, while a monobloc driveway provides off-street parking and leads to the single integral garage, which benefits from a newly fitted metal door, together with power and light. A gated pathway to the side of the house leads to the charming rear garden, which is predominantly laid to lawn and bordered by an attractive variety of established shrubs and flowering plants. A paved patio provides an excellent space for outdoor dining, relaxation, and entertaining, creating the perfect setting for enjoying alfresco moments during the warmer months. A garden shed with power supply, provides useful and secure external storage, and the garden is fully bound by timber fencing.

LOCATION:

9 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. Mains fired gas central heating. Timber framed double glazed windows throughout. New UPVC front and side doors. FTTP broadband connection available.

DEVELOPMENT FACTOR:

The communal areas of the development are managed by Greenbelt with an annual factoring charge of around £225.00 payable in 2025/2026.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, fitted blinds, and integrated kitchen appliances will to be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F. Amount payable for the financial year 2026/2027 - £3,572.34. 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 (74) with potential C (80).

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:

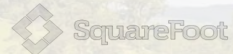
While we believe the information provided to be accurate, it is not guaranteed. All areas, measurements, and distances are approximate. The descriptions, photographs, and floorplans are intended for guidance only and are not necessarily comprehensive. It should not be assumed that the property remains 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:

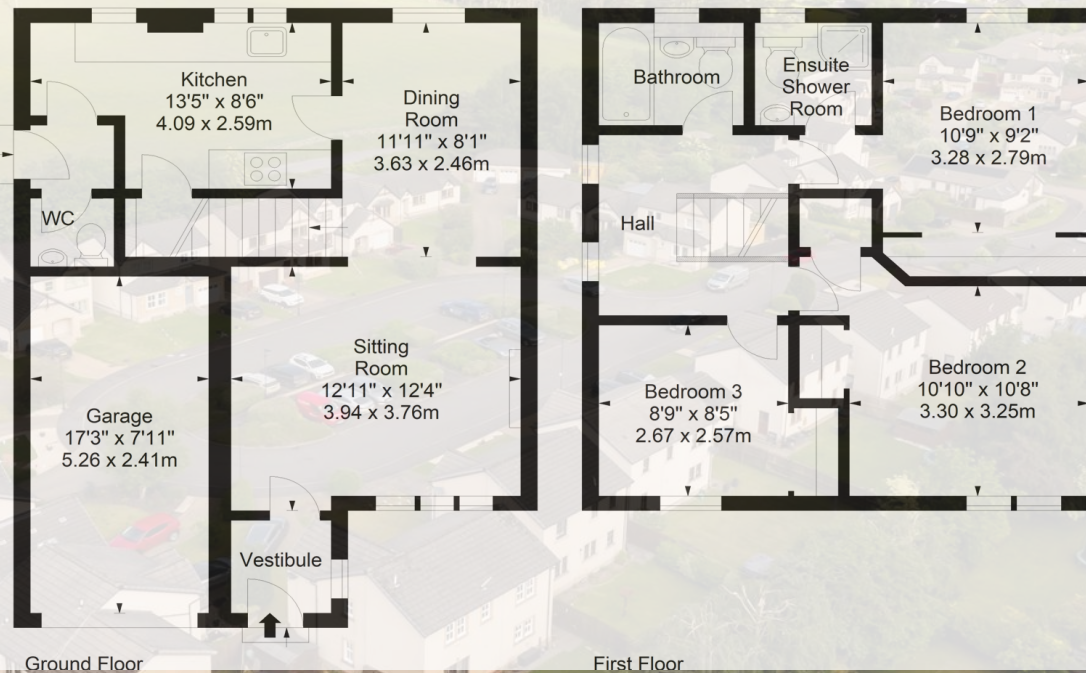
JBM Estate Agents is a regulated estate agency business and is subject to the Money Laundering Regulations 2017, the Criminal Finances Act 2017, the Proceeds of Crime Act 2002 (POCA), the Economic Crime (Transparency and Enforcement) Act 2022, and other relevant legislation. We are required to comply 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 June 2026.

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



Approx. Gross Internal Area
1149 Sq Ft - 106.74 Sq M
(Including Garage)
For identification only. Not to scale.
© SquareFoot 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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