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31 ST BRYDE'S WAY

CARDRONA, PEEBLES, SCOTTISH BORDERS EH45 9LL



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WELCOME TO

31 ST BRYDE'S WAY

Set in the highly desirable Borders village of Cardrona, just a short drive from Peebles and surrounded by scenic countryside, this impressive three-bedroom detached bungalow offers spacious, versatile accommodation with bright, well-maintained interiors. The home is ideally suited to families, downsizers, or those seeking single-level living, with generous reception space and a seamless connection to the outdoors. A large, beautifully kept rear garden – enjoying a sunny, southeast-facing aspect – is complemented by a substantial driveway and an integral double garage, providing excellent private parking.

THE HIGHLIGHTS

- Detached bungalow in sought-after Cardrona village
- Three bedrooms, including principal with en-suite
- Spacious living room with feature fireplace
- Formal dining area, open to living space
- Well-appointed kitchen with ample storage
- Utility room with external access
- Bright garden room with vaulted ceiling
- Separate conservatory offering flexible use
- Family bathroom and guest WC



TAKE A LOOK AROUND

The ground floor accommodation is centred around a generous living room, filled with natural light and featuring a striking focal fireplace. This space flows openly into a formal dining area, ideal for both everyday living and entertaining. From here, a bright garden room with a vaulted ceiling and large windows offers a relaxing setting with garden views, while a separate conservatory provides further flexible reception space. The well-appointed kitchen is fitted with ample cabinets and workspace, and is supported by a separate utility room with convenient external access.

HEAD ON UP

The sleeping accommodation is well arranged, with a central hallway leading to three comfortable bedrooms. The principal bedroom benefits from fitted storage and a private en-suite shower room. The remaining bedrooms are both well-proportioned and served by a family bathroom featuring a corner bath, and a convenient guest WC. The property is fitted with double glazing and gas central heating, ensuring comfort and efficiency throughout.



THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include double oven, gas hob and extractor, fridge-freezer & dishwasher. Freestanding appliances include washing machine and tumble dryer.





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THREE BEDROOMS,
INCLUDING PRINCIPAL WITH
EN-SUITE





TOUR THE GROUNDS

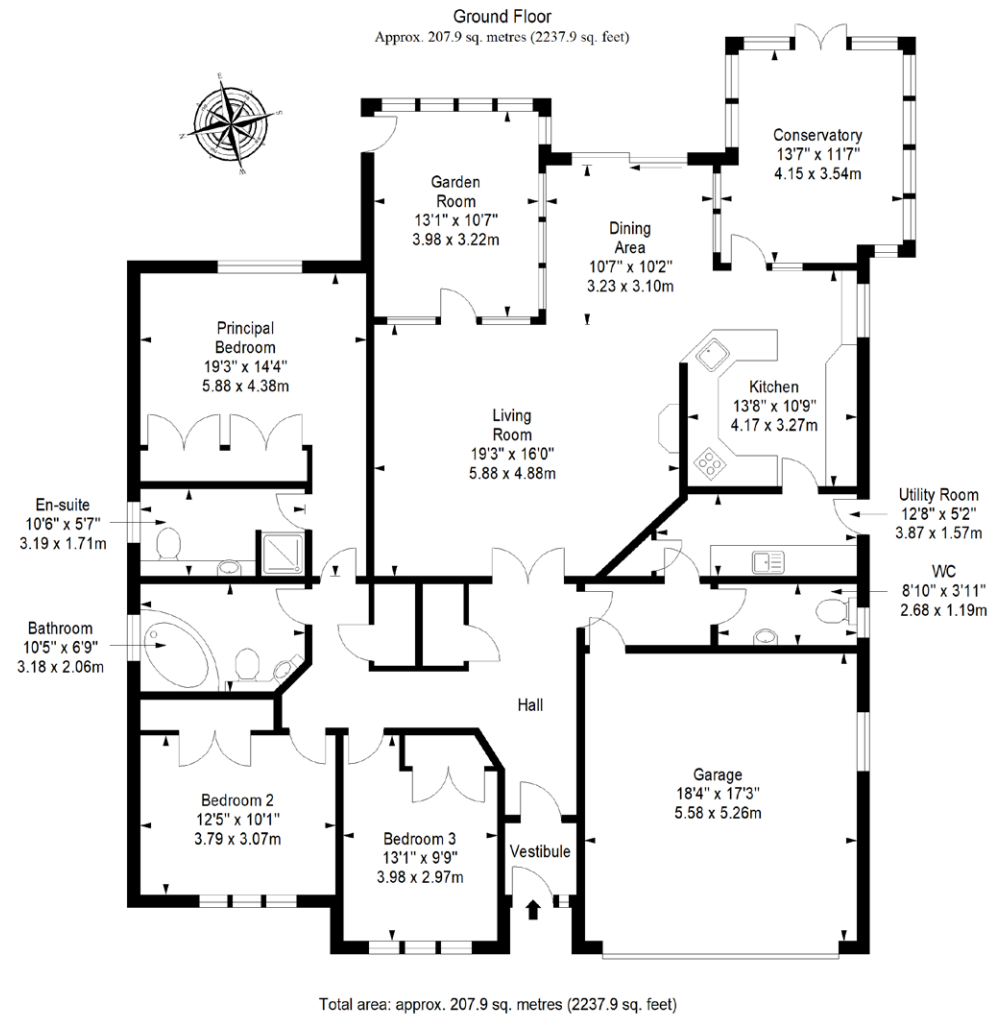
Externally, the property sits within a generous plot, with a neatly maintained front garden and a large monoblock driveway leading to the integral double garage. The enclosed rear garden is a standout feature, offering a high degree of privacy alongside manicured lawns, established planting, a patio seating area, and an ornamental pond – all set against a peaceful, green backdrop.

TELL US ABOUT

CARDRONA, SCOTTISH BORDERS

Set on the banks of the River Tweed and enveloped by breathtaking scenery, including rolling hills, forests and woodland, the tranquil village of Cardrona is perfect for those seeking a rural idyll. In addition to stunning views, residents also enjoy wonderful outdoor activities right on their doorstep. From a dense network of walking, cycling and equestrian trails, to salmon fishing or a relaxing round of golf in Peebles. For an exhilarating family day out, Glentress Forest is one of Scotland's top mountain biking destinations and is home to Go Ape Peebles, which offers fantastic high-rope activities including a 325-metre-long zip wire across a 160-foot-high valley. Just under four miles from both Peebles and Innerleithen, Cardrona benefits from quick and easy access to everyday amenities, including supermarkets, banks, and a post office. Renowned as a cultural hub, picturesque Peebles also hosts high-end restaurants, bars and cafés, and annual arts and music festivals. Prestigious schooling at primary and secondary level can be found in Cardrona's neighbouring towns, whilst the village is also well-connected by major road links leading to the City Bypass, Edinburgh Airport, and the motorway network, with the heart of the capital reachable in under an hour.

FLOORPLAN



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