

**Peebles**  
Call 01721 723999

**Offers over £185,000**

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**27 Mains Farm Steading, Cardrona, EH45 9HL**



Situated within the popular, semi-rural, village of Cardrona, this well-presented first floor apartment forms part of a modern residential development with a beautiful backdrop of the rolling hills and countryside. The property enjoys a peaceful setting whilst remaining within easy reach of the excellent amenities, shops and transport links available in nearby Peebles and Innerleithen. Built in 2006, the flat offers comfortable, well-proportioned living and benefits from secure entry, residents' parking and well maintained communal areas, making it an ideal home for a range of buyers including first time purchasers, downsizers or those seeking a quality home in a scenic location.

## Accommodation

### GROUND FLOOR

- \* Secure communal entrance
- \* Well maintained communal hallway and stairs

### FIRST FLOOR

- \* Main door
- \* Large open -plan living / dining room / kitchen benefiting from excellent natural light and superb views over Cardrona Championship Golf Course and towards the hills and countryside beyond
- \* Three bedrooms, all with fitted wardrobes, (master with en-suite bathroom)
- \* Bathroom

### ADDITIONAL INFORMATION

- \* Communal bin store
- \* Communal landscaped areas
- \* Factored by Hacking & Paterson
- \* Ample residents' parking

## 27 mains farm Steading, Cardrona, Peeblesshire, EH45 9HL

Approximate Gross Internal Area = 83.82 sq m / 902 sq ft

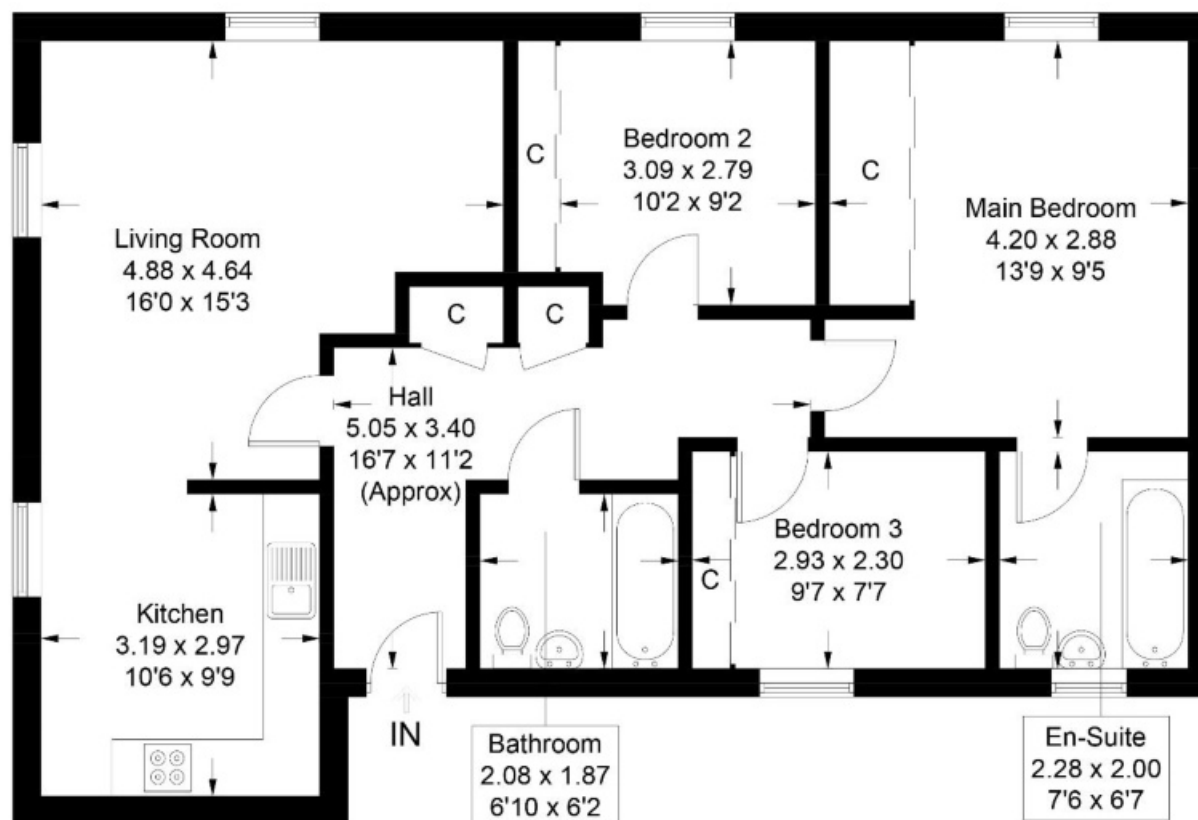


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1293033)

### Situation

Cardrona sits amidst beautiful scenery in the heart of the borders countryside. An idyllic yet highly accessible location, five minutes from the market town of Peebles and within easy commuting distance of the City of Edinburgh. On your doorstep is the MacDonald Hotel and Country Club which offers a spa/health club and an 18 hole championship golf course. The area around Cardrona offers numerous activities for those with an interest in sporting and/or country pursuits. It is a Mecca for mountain bike enthusiasts who come from far and wide to experience the runs in nearby Glentress Forest and at Innerleithen. Salmon fishing in the River Tweed, which flows through the Scottish Borders, is renowned for its quality and tradition. The Tweed is one of Scotland's premier salmon rivers, attracting anglers from around the world. Excellent schooling and more comprehensive shopping is provided by the County Town of Peebles a short drive away. A school bus is available for Priorsford and Halyrude Primary Schools as well as Peebles High School.

### Fixtures and Fittings

All fixtures and fittings are included, as are any free standing kitchen appliances, however no warranty is provided.

### Services

Mains electricity, gas, water and drainage

### EPC

B

### Council Tax

Scottish Borders Council. Council Tax Band: E

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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