



LUMINARY

HOMES LIMITED

TWEED



VIEWS

CARDRONA • SCOTTISH BORDERS





LIVING ROOM OF THE CELESTE



WELCOME TO

TWEED VIEWS

DEVELOPMENT OVERVIEW

The development comprises of 20 striking 3 and 4 bedroom family homes. Finished to the highest of standards, Tweed Views offers a country lifestyle within a thriving and well-serviced community.

With four different house types available, a variety of living arrangements have been carefully thought through, enhanced by the beautiful setting and modern specifications for 21st century living.



LOCATION

Situated in the heart of the Scottish Borders, within the Tweed Valley, lies the village of Cardrona. The first new village in the Borders for over 200 years. Nestled in between Peebles and Innerleithen, there is a plethora of local amenities only a stone's throw away.

Only a one hour drive from the centre of Edinburgh, Tweed Views provides the perfect alternative to the stress and hassle of city living, allowing enjoyment of village life in a scenic and picturesque setting, within a commutable distance to the city.

The local area is principally known and well served for recreational activities with excellent golf courses, fishing, walking and mountain biking all within easy reach. Notably the MacDonald Hotel and Country Club is very nearby, offering a full range of recreational and lifestyle facilities including a fitness centre, sauna, swimming pool and a championship golf course.

Schooling is well regarded in the immediate area, with Primary education available in Innerleithen and Peebles. The High School in Peebles is also highly thought of. Private schooling is available in Edinburgh and George Watson's offers a bus service from the area.





LIVING ROOM OF THE AURELIA



KITCHEN/DINING ROOM OF THE CELESTE



BATHROOM OF THE BEACON



DOORSTEP AMENITIES

—

Just a 1 minute walk from Tweed Views lies The Cardrona Hotel, Golf and Spa. A fantastic social spot with plentiful amenities; gym, swimming pool, spa, with treatments available and golf course. The Rennick Restaurant and lounge bar is very well regarded in the area.

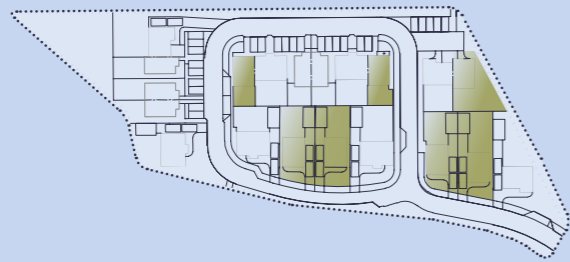
To welcome residents to the community, each household member aged 16+ will receive a 12 month premier leisure or golf membership at the neighbouring Macdonald Hotel.



SITE OVERVIEW

	THE AURELIA		THE CELESTE
	THE BEACON		THE SOLACE

THE AURELIA



DETACHED : PLOTS : 02 • 03 • 05 • 06

SEMI DETACHED : PLOTS : 13 • 18 • 20

1180 SQFT

- 3
- 2
- 1
- 1
- 1

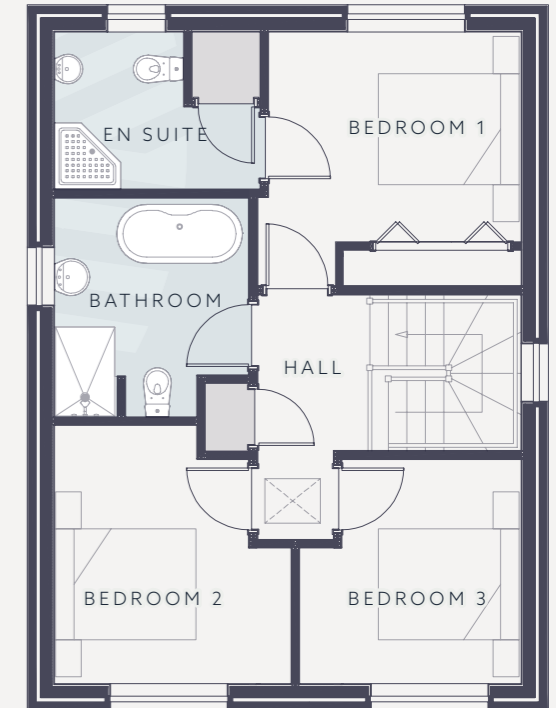
These idyllic family homes are entered via a large welcoming hall leading to the kitchen/diner, separate living space and cloakroom perfect for visitors. Accessed via a smart staircase the first floor accommodation comprises of a generous principal bedroom with en suite overlooking the private rear garden, two further bedrooms and large family bathroom. This house type is available as both detached and semi-detached homes.



APPROXIMATE GROSS INTERNAL FLOOR AREA

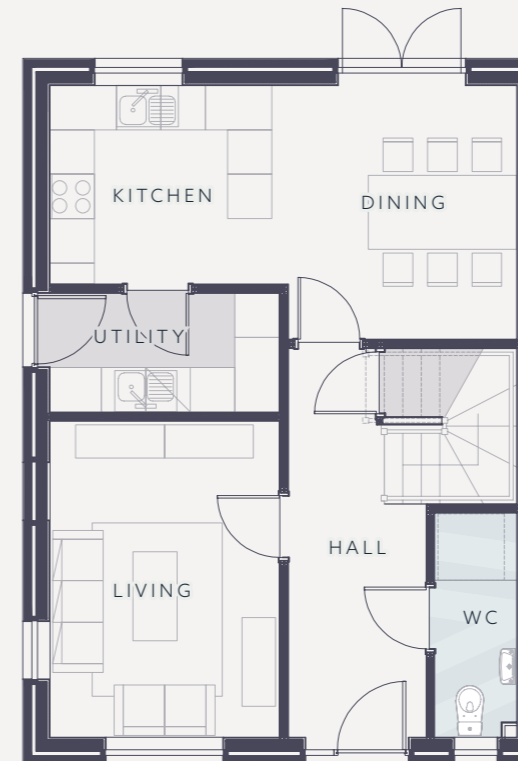
1180 SQFT • 109.6 SQM

GROUND	FT	M
LIVING	10'2" X 14'	3.10 X 4.28
UTILITY	10'2" X 5'3"	3.10 X 1.60
KITCHEN	9'10" X 8'10"	3.00 X 2.70
DINING	10'10" X 11'4"	3.30 X 3.46
HALL	6'1" X 17'2"	1.86 X 5.25
WC	3'7" X 9'11"	1.10 X 3.03



FIRST FLOOR

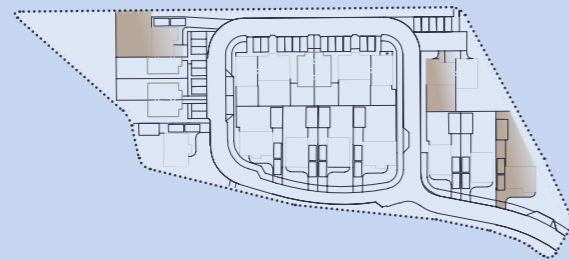
FIRST	FT	M
BEDROOM 1	11'8" X 11'4"	3.57 X 3.46
ENSUITE	9'2" X 6'10"	2.79 X 2.10
BEDROOM 2	8'6" X 11'6"	2.60 X 3.50
HALL	5'0" X 10'10"	1.52 X 3.30
BEDROOM 3	7'10" X 10'0"	2.42 X 3.04
BATHROOM	8'6" X 9'9"	2.60 X 2.97



GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

THE BEACON



DETACHED : PLOT : 01

SEMI DETACHED : PLOTS : 12 • 19

1290 SQFT

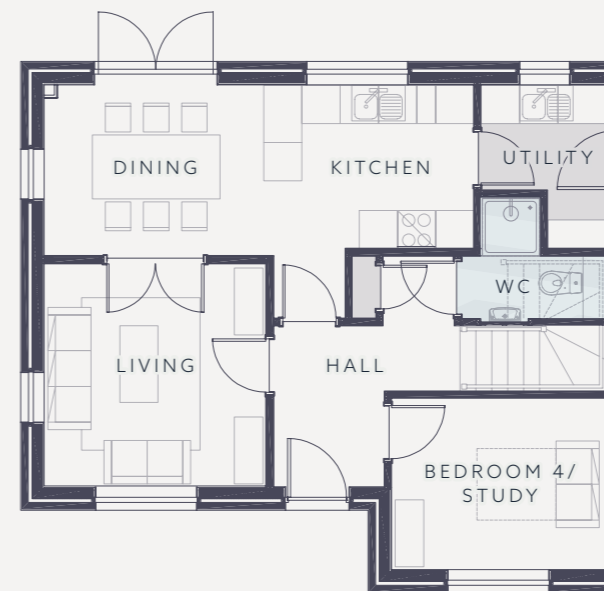
- 4
- 2
- 2
- 1
-

These houses provide ample living space for family life and entertaining; available as both detached and semi detached homes. The free flowing kitchen diner can be opened or closed to the substantial living space via double doors, there is a further snug room perfect for families or an at home office. Also with separate utility and guest WC. The first floor hosts a wonderful principal suite with dressing room and en suite along with two further generous double rooms and a family bathroom.

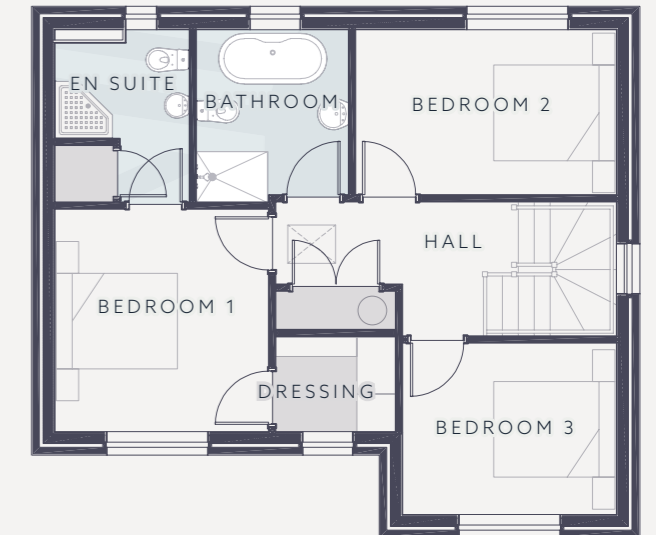


APPROXIMATE GROSS INTERNAL FLOOR AREA : 1290 SQFT • 120 SQM

GROUND	FT	M
DINING	11'7" X 8'9"	3.54 X 2.68
KITCHEN	10'10" X 8'6"	3.30 X 2.60
UTILITY	6'5" X 8'4"	1.95 X 2.55
LIVING	11'5" X 11'6"	3.50 X 3.50
HALL	5'8" X 8'3"	1.74 X 2.52
WC	6'3" X 3'3"	1.90 X 0.98
BEDROOM 4 / STUDY	10'10" X 8'10"	3.30 X 2.70



GROUND FLOOR



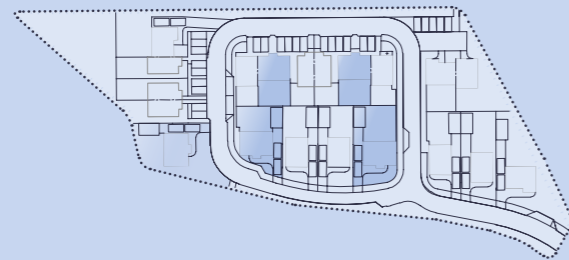
FIRST FLOOR

FIRST	FT	M
BEDROOM 1	11'7" X 11'5"	3.55 X 3.55
ENSUITE	6'10" X 8'10"	2.10 X 2.70
DRESSING	6'1" X 4'9"	1.85 X 1.45
BEDROOM 2	13'5" X 8'6"	4.10 X 2.60
HALL	10'8" X 6'10"	3.25 X 2.10
BEDROOM 3	11'0" X 8'10"	3.35 X 2.70
BATHROOM	7'10" X 8'6"	2.40 X 2.60

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



THE CELESTE



DETACHED : PLOTS : 04 • 07 • 08

SEMI DETACHED : PLOTS : 14 • 17

1520 SQFT

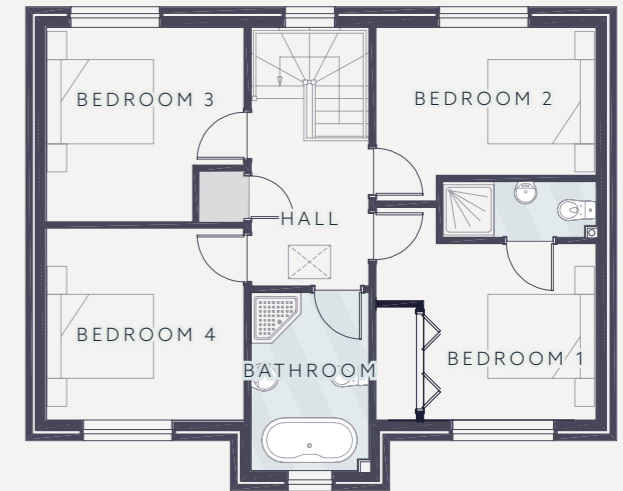
- 4
- 2
- 1
- 1
-

These large four bedroom homes; are available as both detached and semi detached homes. These homes offer owners a large kitchen dining area with separate utility room and WC, directly adjacent through the wide corridor lies the impressive living space through double doors with direct access to the garden. The first floor accommodation comprises of a bright principal bedroom with en suite, three further double bedrooms and a large family bathroom. Outside the properties boast sizeable private gardens.



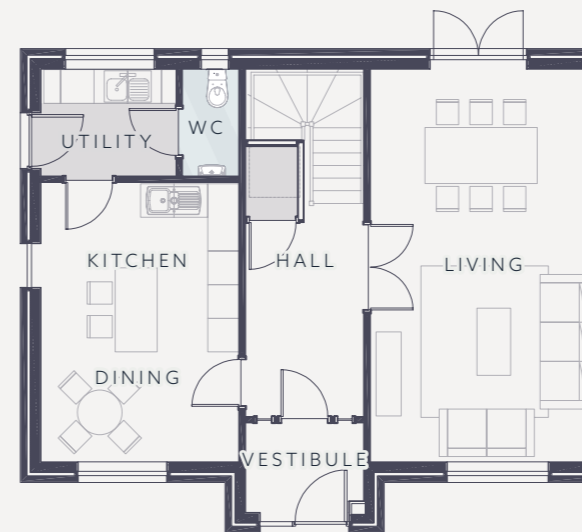
APPROXIMATE GROSS INTERNAL FLOOR AREA : 1520 SQFT • 141.4 SQM

GROUND	FT	M
LIVING	12'11" X 10'6"	3.94 X 7.01
KITCHEN	11'7" X 9'10"	3.54 X 3.01
DINING	11'7" X 6'6"	3.54 X 1.98
HALL	6'10" X 12'5"	2.10 X 3.80
WC	3'4" X 6'3"	1.02 X 1.92
VESTIBULE	6'11" X 5'3"	2.11 X 1.60



FIRST FLOOR

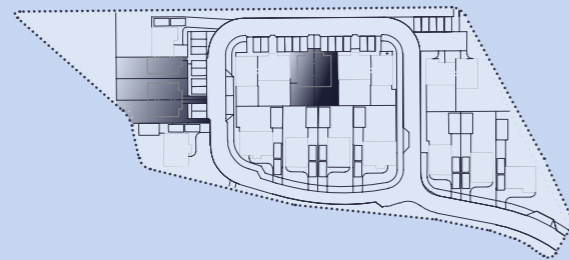
FIRST	FT	M
BEDROOM 1	12'11" X 10'4"	3.94 X 3.16
ENSUITE	9'0" X 3'3"	2.74 X 0.99
BEDROOM 2	12'11" X 8'8"	3.94 X 2.65
BEDROOM 3	11'7" X 11'5"	3.54 X 3.48
BEDROOM 4	11'7" X 11'2"	3.54 X 3.41
HALL	6'10" X 11'0"	2.10 X 3.35
BATHROOM	6'10" X 10'5"	2.10 X 3.18



GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars. There is a minor variation of The Celeste layout for semi-detached properties. Please get in touch with agent to request this.

THE SOLACE



SEMI DETACHED · PLOTS · 09 · 10 · 11 · 15 · 16

995 SQFT

3

2

1

1

1

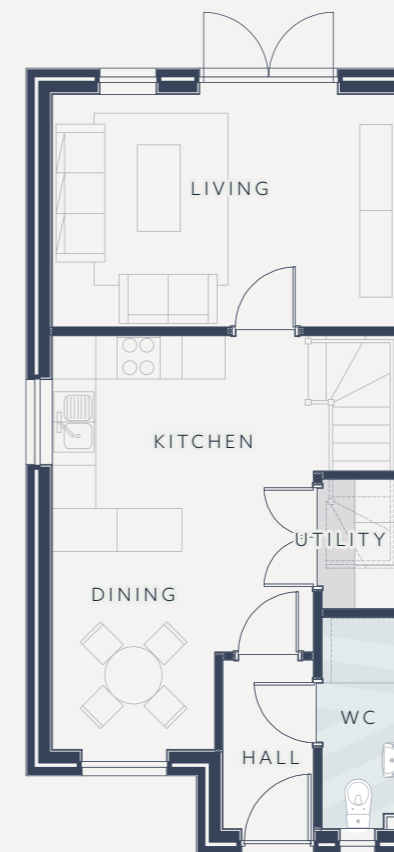
Generous semi detached three bedroom homes benefiting from high specification; kitchen with family friendly breakfast bar and dining space, connecting straight through to the bright living space with direct access to the garden via stylish patio doors. The ground floor also boasts a separate utility room and cloakroom WC. The first floor provides a principal bedroom with ensuite along with two further bedrooms and family bathroom.



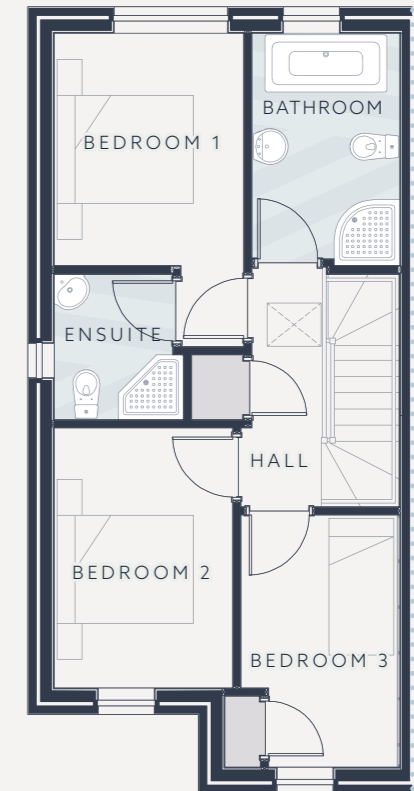
APPROXIMATE GROSS INTERNAL FLOOR AREA

995 SQFT • 92.5 SQM

GROUND	FT	M
LIVING	15'7" X 10'6"	4.76 X 3.20
KITCHEN	12'7" X 9'10"	3.85 X 3.00
DINING	7'5" X 9'	2.27 X 2.75
HALL	4'5" X 7'8"	1.35 X 2.34
WC	3'5" X 9'6"	1.05 X 2.90



GROUND FLOOR



FIRST FLOOR

FIRST	FT	M
BEDROOM 1	8'8" X 10'7"	2.65 X 3.24
ENSUITE	5'11" X 6'8"	1.80 X 2.03
BEDROOM 2	8'2" X 11'10"	2.50 X 3.60
HALL	3'8" X 10'10"	1.12 X 3.30
BEDROOM 3	7'10" X 11'6"	2.39 X 3.50
BATHROOM	6'8" X 10'4"	2.04 X 3.15

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



SPECIFICATION

ABOUT LUMINARY HOMES

Luminary Homes is committed to delivering beautifully designed homes that combine quality craftsmanship, energy-efficient living and thoughtful modern design. Each home is carefully considered to complement its surroundings while delivering comfort, style and functionality for contemporary lifestyles

KITCHEN

- German-designed contemporary kitchen by Silver Birch Interiors
- Choice of premium cabinet finishes and laminate worktops
- **Integrated Bosch appliances including:**
 - Multifunction oven
 - Induction hob
 - Elica extractor canopy/venting induction hob
 - Fridge/freezer
 - Dishwasher
- Undermounted Blanco Legra Silgranit sink with chrome mixer tap
- Blanco Tipo stainless steel sink to utility room
- Cutlery insert and Le Mans corner pull-out
- Soft-close cabinetry throughout
- Feature LED under-unit lighting where applicable
- Island unit or breakfast bar to selected homes

BATHROOMS & EN-SUITES

- Roca sanitaryware with contemporary chrome/matt black fittings
- Large-format Porcelanosa wall tiling to selected areas
- Full-height wall tiling to shower areas
- Hansgrohe EcoSmart shower with dual spray set in chrome/matt black finish
- Wash hand basin storage units where applicable
- Shaver points fitted throughout

HEATING, ENERGY & SUSTAINABILITY

- SIPSECO precision-engineered insulated wall panel system
- Vaillant energy-efficient air source heat pump system
- Smart heating controls
- Double-glazed anthracite windows
- Low-energy LED lighting throughout
- EV charging provision with optional charger fitting
- EPC B rating

ELECTRICAL & SMART TECHNOLOGY

- Fibre-enabled broadband connection
- TV and data points to principal living areas
- USB charging points to kitchen and principal bedroom
- Smart home compatible infrastructure
- Mains-wired smoke and heat detectors
- External lighting to front and rear elevations

INTERNAL FINISHES

- Contemporary oak veneer internal doors
- Satin chrome ironmongery throughout
- White finish to internal walls and woodwork
- Feature staircase
- Choice of premium flooring and carpets
- Fitted wardrobe, dressing room or contemporary hanging rails

EXTERNAL FEATURES

- Professionally landscaped front & rear gardens
- Rear external tap
- Paved patio area to rear
- Block-paved driveway
- Garaging available as an optional extra where applicable
- High-quality boundary treatments
- Feature external elevations using stone detailing and render
- Spanish-style slate roofs

DEVELOPMENT FEATURES

- Attractive street scenes & landscaped public areas
- Carefully considered architectural design
- Sustainable drainage & biodiversity enhancements
- Excellent commuter links & local amenities nearby
- Designed to create a strong sense of community

SECURITY & ASSURANCE

- Multi-point locking system to external doors
 - Secured by Design principles incorporated where applicable
 - Mains-wired smoke, heat and carbon monoxide detectors
 - 10-year structural warranty by Build Warranty
 - House alarm
- New Home Quality Code (NHQC) registered developer

OPTIONAL EXTRAS

Optional extras are available subject to build stage and availability. Please ask our team if you have any specific requests

- Wall tiles – half or full height
- Garage to private homes
- Kitchen worktop surface upgrades
- Flooring upgrades & carpet specification upgrades
- Floor tiles to selected areas
- Additional sockets and switch upgrades
- Fitted wardrobes

CARPET/FLOORING STANDARD

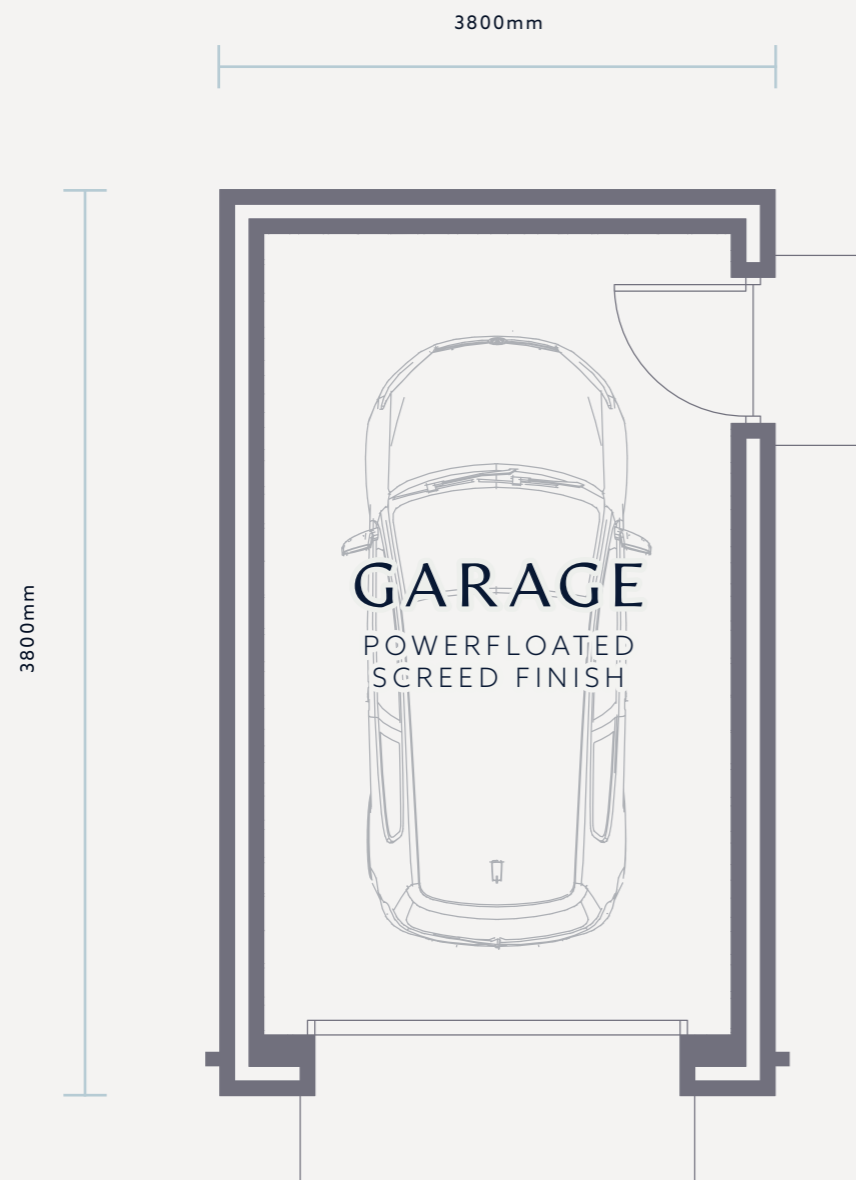
Amtico to Vestibule, Hall, Kitchen, Utility, w/c, bathrooms and En-Suites. Carpets and underlay to all other areas

WELCOME PACKAGE

To welcome residents to the community, each household member aged 16+ will receive a 12 month premier leisure or golf membership at the neighbouring Macdonald Hotel

OPTIONAL GARAGES

AVAILABLE TO PLOTS : 01 • 02 • 03 • 04 • 05 • 06 • 07 • 08



OPTIONAL GARAGE AVAILABLE

CONTACT

 ROSI DOW

PHONE : 0131 222 9600

MAIL : rosi.dow@knightfrank.com

 NEIL SCOTT

PHONE : 0131 222 9600

MAIL : neil.scott@knightfrank.com



Knight Frank Edinburgh
80 Queen Street, Edinburgh, EH2 4NF

knightfrank.co.uk

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated November 2023. Photographs dated September 2022. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. | Brochure by Nest Marketing

TWEED

 VIEWS

CARDRONA • SCOTTISH BORDERS



LUMINARY
HOMES LIMITED