



Location

This delightful 3 bed, detached bungalow is located in the sought after Tweed Valley village of Cardrona, set on the banks of the River Tweed, just a short drive from Peebles. Cardrona is enveloped by breathtaking scenery, with rolling hills, forests and woodland, making this tranquil village perfect for those seeking a rural setting in the Scottish Borders.

The property enjoys a peaceful setting while remaining within easy reach of an excellent array of amenities in both Peebles and Innerleithen including banks, post office, a range of independent shops, supermarkets, cafes, bars & top-end restaurants. Peebles is also renowned for its annual arts and music festivals.

Cardrona is the perfect base from which to enjoy all the countryside has to offer with superb opportunities for walking, cycling, fishing, and golfing all within easy reach. Nearby Glentress Forest is home to the Go Ape high ropes course and a fantastic array of mountain biking trails. There is also a leisure centre and swimming pool in Peebles.

Prestigious schooling at primary and secondary level can be found in Cardrona's neighbouring towns, and 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. There is a regular bus service, which stops in Cardrona and runs to and from Edinburgh and to neighbouring towns including Galashiels.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

- Entrance vestibule
- Hallway
- Bright & spacious living room
- Dining Kitchen
- Conservatory opening to rear garden
- Principal bedroom with built in storage
- Two further bedrooms with built in storage
- Family bathroom with bath, separate shower, WC and washbasin
- Utility room
- Cloakroom with WC & wash basin

Extra Features

- Double glazing
- Gas central heating
- Double integral garage
- Large driveway
- Immaculate surrounding gardens



Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

