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16 FAWN BURN CRESCENT

CARDRONA, SCOTTISH BORDERS EH45 9LG



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WELCOME TO

16 FAWNBURN CRESCENT,

Nestled at the end of a cul-de-sac, this modern three-bedroom detached house offers a peaceful village lifestyle in Cardrona, which is surrounded by rolling hills and open countryside. As well as a picturesque setting, the home is presented in move-in condition boasting spacious rooms and a blank canvas of décor. It features an open-plan living and dining room, an attractive kitchen, and two bathrooms (plus a WC). Ample private parking adds to its practicality, along with a large garden that is made for families.



THE HIGHLIGHTS

- A modern detached house in move-in condition
- Peaceful cul-de-sac setting in Cardrona village
- Wonderfully large, family-friendly garden
- Private tandem driveway and integrated garage
- Entrance hall with a convenient WC
- Open-plan living and dining room with log burner
- Shaker-inspired breakfasting kitchen
- Three bedrooms with built-in wardrobes
- Contemporary 3pc en-suite shower room
- 3pc family bathroom with chic styling





TAKE A LOOK AROUND

From the outset, it is clear this property is a beautiful home. It begins with an inviting hall that offers a WC before leading right into the living room. This spacious reception area shares an open-plan layout with the adjacent dining room, creating a dual aspect for a flood of daily sunlight. It is further enhanced by the neutral palette, while a modern log-burning stove ensures a warm focal point for lounge furniture. Next door, a Shaker-inspired breakfasting kitchen comes generously appointed with cream-coloured cabinets and wood-toned worktops. It enjoys a light and airy ambience, creating a cheerful environment for quick meals. It comes with additional built-in storage and a range of integrated appliances (electric oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine).

HEAD ON UP

The three bedrooms maintain the home's impeccable standards, each space enjoying neutral décor, soft carpets, and practical built-in mirrored wardrobes. The principal bedroom is a large double that also incorporates a contemporary en-suite shower room with stylish tile work. The second bedroom is a double as well, while the third bedroom is a versatile single that is ideal for children or as an office. A family bathroom completes the interiors, providing a three-piece suite enveloped by chic styling. Gas central heating and double glazing ensure year-round comfort.

THE DETAILS

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







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THREE BEDROOMS WITH BUILT-IN
WARDROBES & A CONTEMPORARY
3PC EN-SUITE SHOWER ROOM





TOUR THE GROUNDS

The home has a wonderful amount of outdoor space, including a carefully maintained front lawn and an expansive garden that expands from the rear to the side. Designed for families, this garden is enclosed by a high fence, enjoying a patio and a substantial lawn bordered by mature plants. A tandem driveway and integrated garage provide off-street parking.

TELL US ABOUT

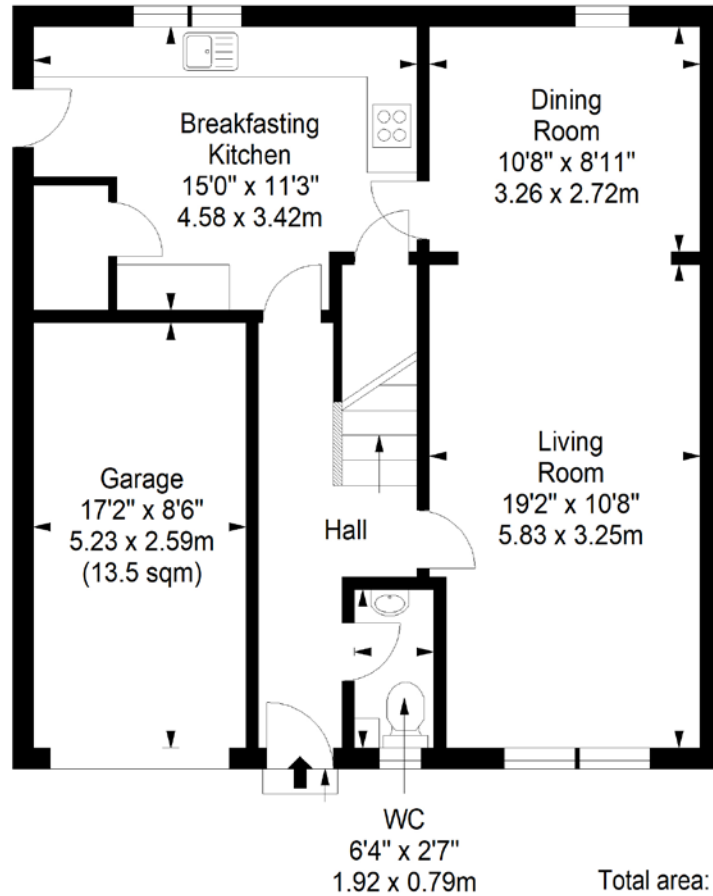
CARDRONA

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

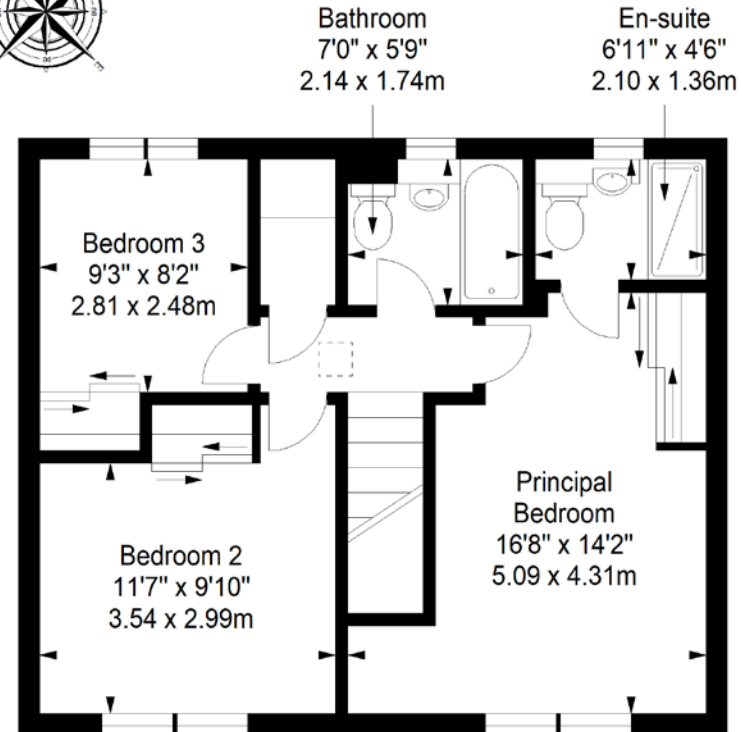
Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



Total area: approx. 108.2 sq. metres (1164.7 sq. feet)

Property Office:

15 Eastgate, Peebles EH45 8AD | Tel: 01721 721515 | Email: property@blackwoodsmith.com | www.blackwoodsmith.com

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