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SOLICITORS & ESTATE AGENTS



2 HORSBRUGH FORD

CARDRONA, PEEBLES, SCOTTISH BORDERS EH45 8NE





WELCOME TO

2 HORSBRUGH FORD

Offering a tranquil, edge-of-village setting surrounded by picturesque countryside, this three-bedroom mid-terraced house is a well-proportioned home enjoying a beautiful blend of contemporary styling with traditional-style detailing. Open-plan living, a south-facing enclosed garden with a powered summer house, and a private driveway add to the appeal.

THE HIGHLIGHTS

- Peaceful edge-of-village setting offering picturesque views
- Mid-terraced house with charming modern interiors
- Bright entrance hall with storage and utility room
- South-facing living/dining room with log burner, shelving, and garden bi-fold doors
- Shaker-style integrated kitchen open to the reception room
- One ground-floor double bedroom with garden access
- Two further double bedrooms on the first floor
- All bedrooms face south over the garden
- Light and airy bathroom with slipper bath and separate shower
- South-facing enclosed garden with a powered summer house
- Private single-car driveway
- Gas central heating and double glazing





TAKE A LOOK AROUND

Welcoming you inside is a light-filled entrance hall with storage, a utility room, and honey-coloured hardwood flooring that flows into the reception room and kitchen. The social heart of the home includes a sun-filled sitting and dining area centred on a homely log burner and display shelving. With bi-fold garden doors and an open layout to the kitchen, it is a fantastic space for daily life and effortless year-round entertaining. The bright contemporary kitchen exudes timeless character with shaker-style white cabinets, natural wood worktops, and a deep ceramic sink. Integrated appliances include an oven, gas hob, and fridge freezer, whilst a freestanding washing machine is neatly housed in the utility room.

The three bedrooms are arranged over two floors, offering excellent flexibility, with the ground-floor bedroom opening onto the garden – ideal for guests, a home office, or additional living space. All three bedrooms face south, enjoying lovely garden and countryside views. Two feature stylish hardwood flooring, whilst the principal bedroom is softly carpeted. Completing the home is a light and airy bathroom, beautifully appointed with a slipper bath, separate shower, WC, and a vanity with countertop basin, framed by tongue-and-groove panelling. The property benefits from gas central heating and full double glazing.



THE DETAILS

Extras: The sale includes all fitted flooring, window coverings, light fittings, and integrated/freestanding appliances.





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ALL THREE BEDROOMS
FACE SOUTH, ENJOYING
LOVELY GARDEN AND
COUNTRYSIDE VIEWS







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TOUR THE GROUNDS

Bathed in all-day sun, the enclosed south-facing rear garden provides an attractive setting for relaxation and summer gatherings, complete with neat lawns, leafy planting, a patio, and a feature pond. The summer house offers a flexible year-round retreat for hobbies or home working, with power, insulation, and double glazing.

The private driveway to the front provides convenient single-car parking, with additional unrestricted on-street parking available.

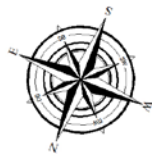
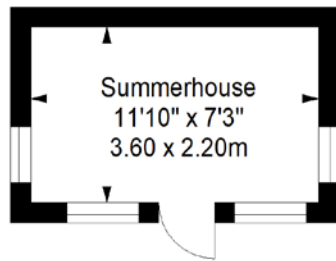
TELL US ABOUT

CARDRONA, SCOTTISH BORDERS

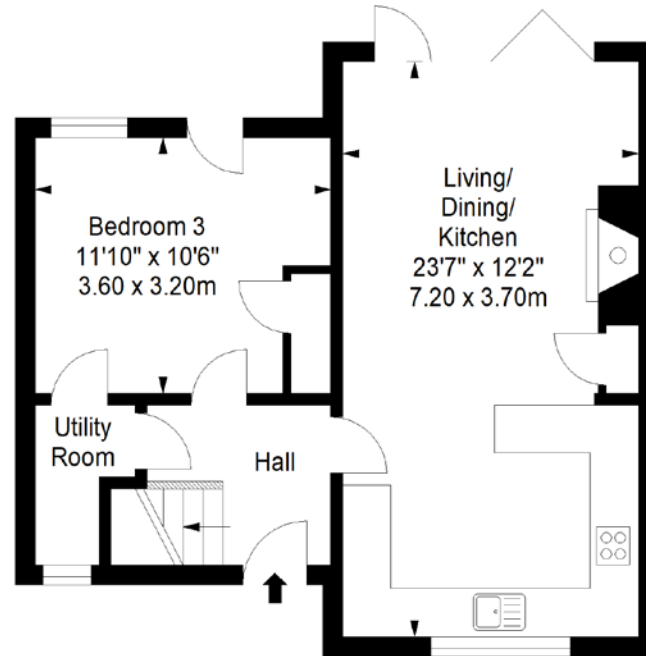
Set on the banks of the River Tweed and enveloped by breathtaking scenery, including rolling hills, forests and woodland, the tranquil village of Cardrona is perfect for those seeking a rural idyll. In addition to stunning views, residents also enjoy wonderful outdoor activities right on their doorstep. 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

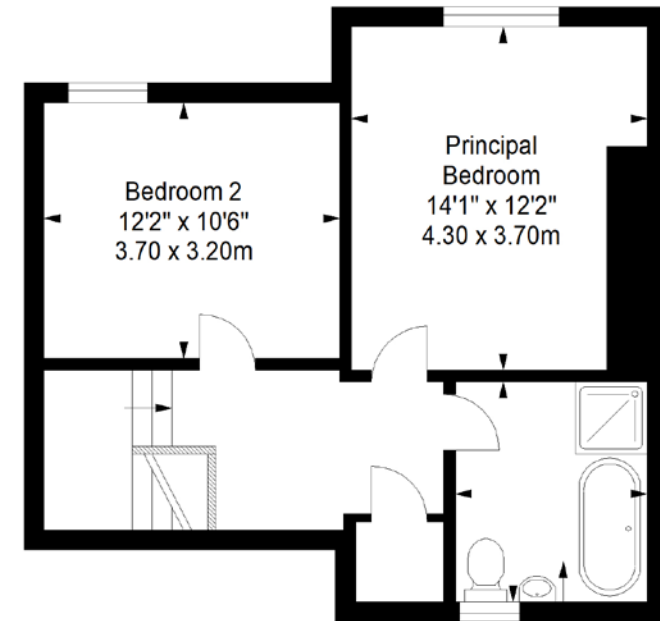
Summerhouse
Approx. 7.9 sq. metres (85.0 sq. feet)



Ground Floor
Approx. 47.2 sq. metres (508.1 sq. feet)



First Floor
Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)

Property Office:

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