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SOLICITORS & ESTATE AGENTS



15 MAINS FARM STEADING

CARDRONA, SCOTTISH BORDERS EH45 9HL



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WELCOME TO

15 MAINS FARM STEADING

Forming part of an attractive steading-style development in picturesque Cardrona, this characterful semi-detached home offers generous and versatile accommodation surrounded by the beautiful Tweed Valley countryside. The property includes four bedrooms, two spacious reception rooms, two bathrooms, and a ground-floor WC, plus a private enclosed garden and convenient parking directly outside. Peebles and Innerleithen are both within easy reach, while nearby amenities include scenic walking and cycling routes, a village green and play park, and Cardrona Hotel, Golf & Spa.

THE HIGHLIGHTS

- Four-bedroom semi-detached family home
- Picturesque Cardrona village setting
- Generous living room with sliding doors
- Separate adjoining dining room
- Contemporary Shaker-inspired kitchen
- Principal bedroom with walk-in wardrobe
- En-suite shower room
- Three more versatile bedrooms
- Family bathroom and ground-floor WC
- Private enclosed rear garden with shed
- Residents' off-street parking







TAKE A LOOK AROUND

A welcoming vestibule opens into a bright hallway, where glazed double doors lead into the living room. Generously proportioned and filled with natural light, this comfortable reception area enjoys direct garden access through sliding doors. It flows into an equally spacious dining room, creating a sociable arrangement for family life and entertaining. The contemporary kitchen features Shaker-inspired cabinetry, ample workspace, an integrated oven and gas hob, and an external door to the garden. Completing the ground floor are a convenient WC and a flexible fourth bedroom, ideal for use as a home office or study.

HEAD ON UP

Upstairs, the principal bedroom is accompanied by a walk-in wardrobe and an en-suite shower room. Two further well-proportioned bedrooms offer space for freestanding furniture and study areas, while the family bathroom includes a bath and useful fitted storage. Gas central heating and full double glazing ensure that the house is warm and energy efficient.



THE DETAILS

Extras: All fitted floor and window coverings, light fittings and appliances are included in the sale. Integrated appliances include oven, gas hob & extractor and dishwasher. Freestanding appliances include fridge/freezer and washing machine.





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PRINCIPAL BEDROOM WITH
WALK-IN WARDROBE & EN-SUITE
SHOWER ROOM





TOUR THE GROUNDS

Outside, the enclosed rear garden is mainly laid to lawn, with mature planting and space for outdoor seating. Sliding doors from the living room create an easy connection between indoors and out, while a garden shed provides practical storage. Residents' parking is conveniently situated in the central courtyard.

TELL US ABOUT

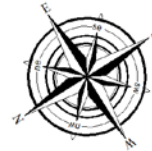
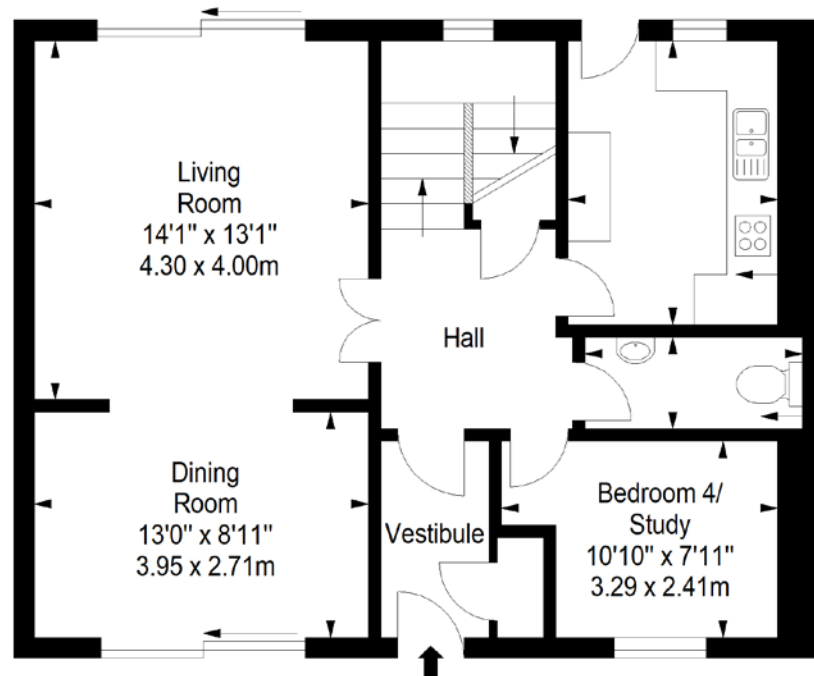
CARDRONA, SCOTTISH BORDERS

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

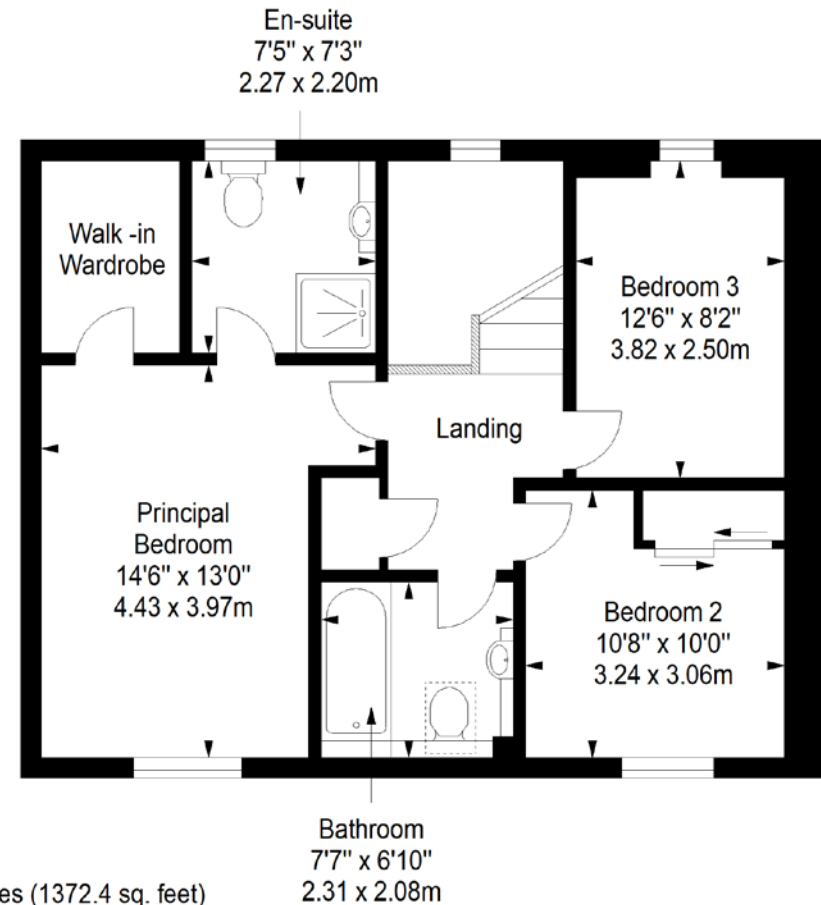
Ground Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



First Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



Total area: approx. 127.5 sq. metres (1372.4 sq. feet)

Property Office:

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