



13 GREEN LANE

CARDRONA, PEEBLES EH45 9U







WELCOME TO

13 GREEN LANE

Located in the heart of Cardrona, this four-bedroom detached house is a large family home which offers a peaceful village lifestyle. It is beautifully presented in walk-in condition, with neutral interiors and modern finishings throughout. It further boasts two reception rooms, a generously appointed kitchen, and two bathrooms (plus a WC). Practical storage, private parking, and a sizeable garden add further desirability, and the home has scope to expand via a partially-floored attic that could be converted like other properties in the area, subject to planning permission (STPP).



THE HIGHLIGHTS

- A large semi-detached house in Cardrona
- Private rear drive and a secure garage
- Well-maintained front and rear gardens
- Part-floored attic with development potential (STPP)
- Living room with minimalist-inspired styling
- Dining room with modern log-burning stove
- Open-plan kitchen and separate utility room
- Four bedrooms with built-in wardrobes
- Modern bathroom, en-suite, and WC
- Gas central heating and double glazing





TAKE A LOOK AROUND

Starting with a warm welcome, a hall provides two storage cupboards and a WC, whilst setting the exceptional standards with its crisp white décor and engineered oak floor flowing throughout most of the ground level. In the living room, the aesthetic creates a minimalist-inspired look that is elegant and easy to style. It is a well-proportioned space for everyday use and it sees lots of natural light from a tall window. French doors extend the space further into the neighbouring dining room, which features wonderful hillside views, as well as a modern log-burning stove and a built-in seat with bespoke cushioning. It also shares a sociable open-plan layout with the kitchen, together spanning the entire width of the property. Complementing the neutral tones, the kitchen has a Shaker-inspired design with white cabinets and generous work surface space in stainless steel and solid oak (made and sourced locally). It offers excellent storage and a range of appliances, and is supplemented by a separate, versatile utility room.

HEAD ON UP

Comprised of three doubles and a versatile single/home office, the four bedrooms provide families with flexible space that can grow and adapt to your requirements. All four rooms are presented in white and with soft carpets, and all have built-in wardrobes. The principal bedroom also boasts a modern en-suite shower room. A matching family bathroom with an overhead rainfall shower completes the interiors. The property has gas central heating and double glazing.

THE DETAILS

All fitted floor and window coverings, light fittings (except the dining room), a gas range cooker, a fridge/freezer, and an integrated dishwasher to be included in the sale.



bs

MODERN BATHROOM,
EN-SUITE, AND WC, AND A
KITCHEN SUPPLEMENTED BY
A SEPARATE UTILITY ROOM





TOUR THE GROUNDS

The home is nestled behind a neat front garden and it has an enclosed rear garden which is paved for summer dining. For parking, there is a private rear drive and secure garage.

TELL US ABOUT

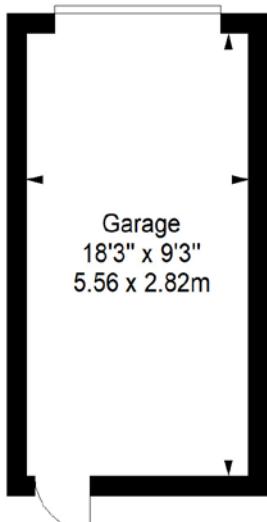
CARDRONA, SCOTTISH BORDERS

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

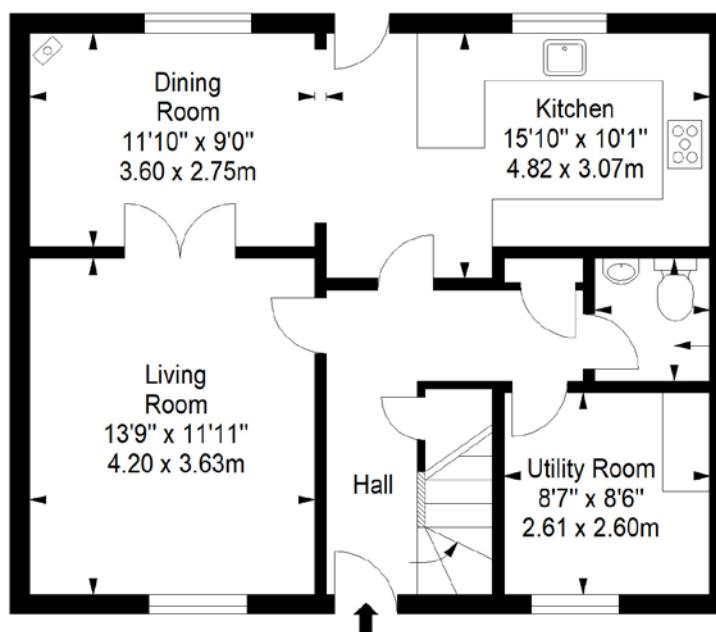
Garage

Approx. 15.7 sq. metres (169.0 sq. feet)

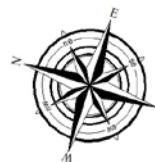


Ground Floor

Approx. 61.1 sq. metres (657.7 sq. feet)

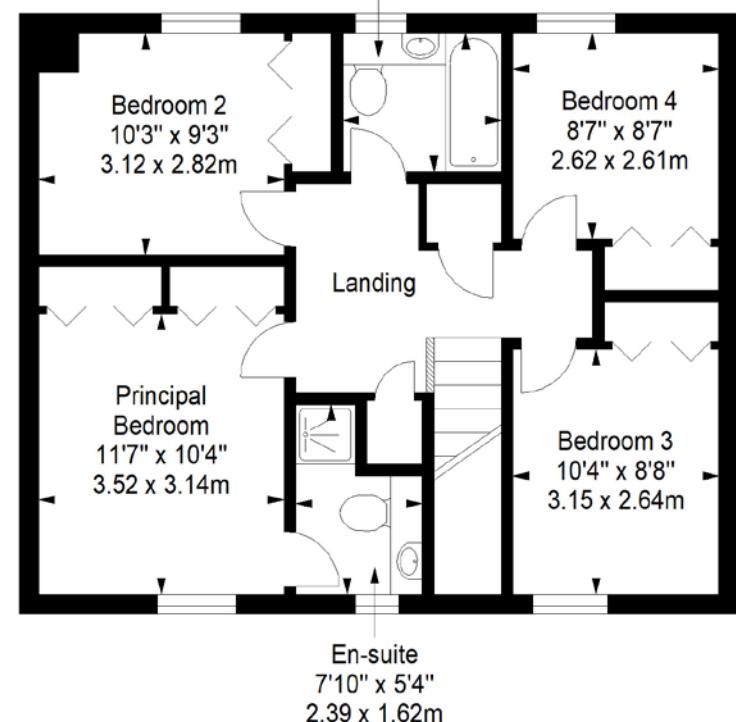


Total area: approx. 121.9 sq. metres (1312.2 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



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