

Peebles

Call 01721 723999

Fixed Price £425,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 The Green, Cardrona, Peebles, EH45 9LR



A substantial detached 4/5 bedroom villa constructed by Tweed Homes in 2003 and finished to the highest specification. The property benefits from well proportioned accommodation and occupies a prime location enjoying superb open outlooks over Cardrona Village Green and the hills beyond. Early viewing of this impressive family home is highly recommended.

Accommodation Details:

GROUND FLOOR

Vestibule
Hall
Livingroom
Diningroom
Study / Bedroom 5
Kitchen
Utility Room
Cloakroom

FIRST FLOOR

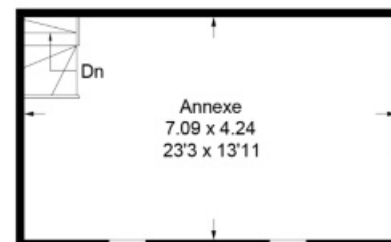
Master Bedroom with Dressing Room & En-suite
3 further Double Bedrooms
Family Bathroom

Gas central heating
Double glazing

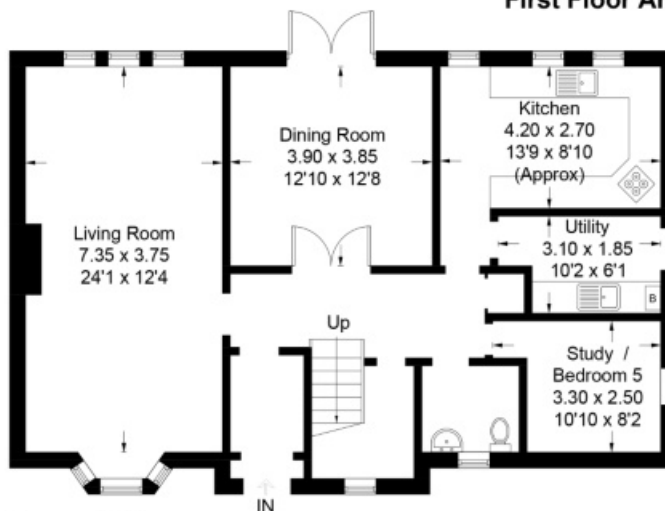
Double Garage with upstairs Annexe / Games Room
Front and back Gardens
Driveway

2 The Green, Cardrona

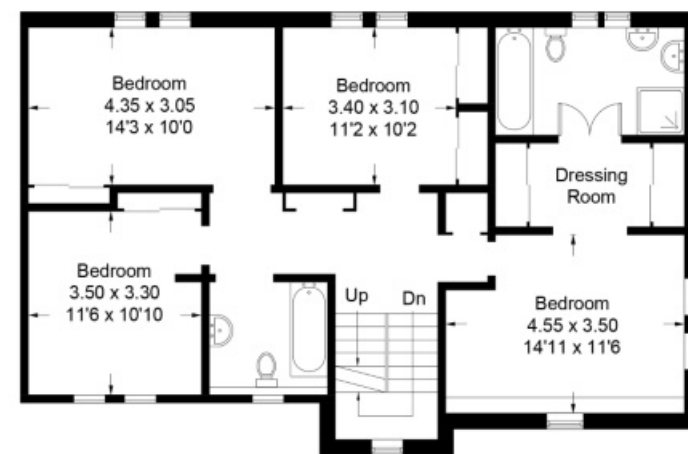
Approximate Gross Internal Area = 212.6 sq m / 2288 sq ft
(Including Annexe)



First Floor Annexe



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID471307)

Situation:

Cardrona sits amidst beautiful scenery in the heart of the borders countryside. An idyllic yet highly accessible location, five minutes from the market town of Peebles and within easy commuting distance of the City of Edinburgh. On your doorstep is 'Nashy's' coffee shop and the McDonald Hotel and Country Club which offers a spa/health club and an 18 hole championship golf course. The area around Cardrona offers numerous activities for those with an interest in sporting and/or country pursuits. It is a Mecca for mountain bike enthusiasts who come from far and wide to experience the runs in nearby Glentress Forest and at Innerleithen. Excellent schooling and more comprehensive shopping is provided by the County Town of Peebles a short drive away.

Fixtures and Fittings:

All fitted carpets and floor coverings are included. The mirrors in the Diningroom and Bedroom 3 are not included in the sale. The condition of any white goods remaining will not be guaranteed.

Services:

Mains Gas, electricity and water.

EPC:

C70

Viewings:

To arrange an appointment to view, please contact the Selling Agents on 01721 723999.

Council Tax:

Band G

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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Opening Hours:
Monday to Friday: 9.00am to 5.00pm

Also At:
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Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.