

**Peebles**

Call 01721 723999

**Fixed Price £415,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**11 Renwick Lane, Cardrona, Peebles, EH45 9LU**



A substantial detached villa constructed by Cala in 2006, finished to a high specification, occupying a generous corner plot and offering spacious, well-proportioned accommodation. This property benefits from excellent views of the surrounding hills and is well placed for enjoying the vast range of outdoor pursuits for which the area is well renowned.

### Accommodation Details:

#### GROUND FLOOR

Entrance Vestibule  
Hallway  
Livingroom  
Diningroom  
Kitchen with open plan dining area  
Study  
Utility Room  
Cloakroom.

#### FIRST FLOOR

Landing  
Master Bedroom with En-Suite  
Bathroom  
Guest Bedroom with En-Suite Shower Room  
Three further Bedrooms  
Family Bathroom

#### ADDITIONAL INFORMATION

Gas Central Heating  
Double Glazing  
Driveway  
Double Garage  
Fully enclosed generous rear and side Gardens

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Approximate Gross Internal Area = 204.4 sq m / 2200 sq ft  
Garage = 23.5 sq m / 253 sq ft  
Total = 227.9 sq m / 2453 sq ft

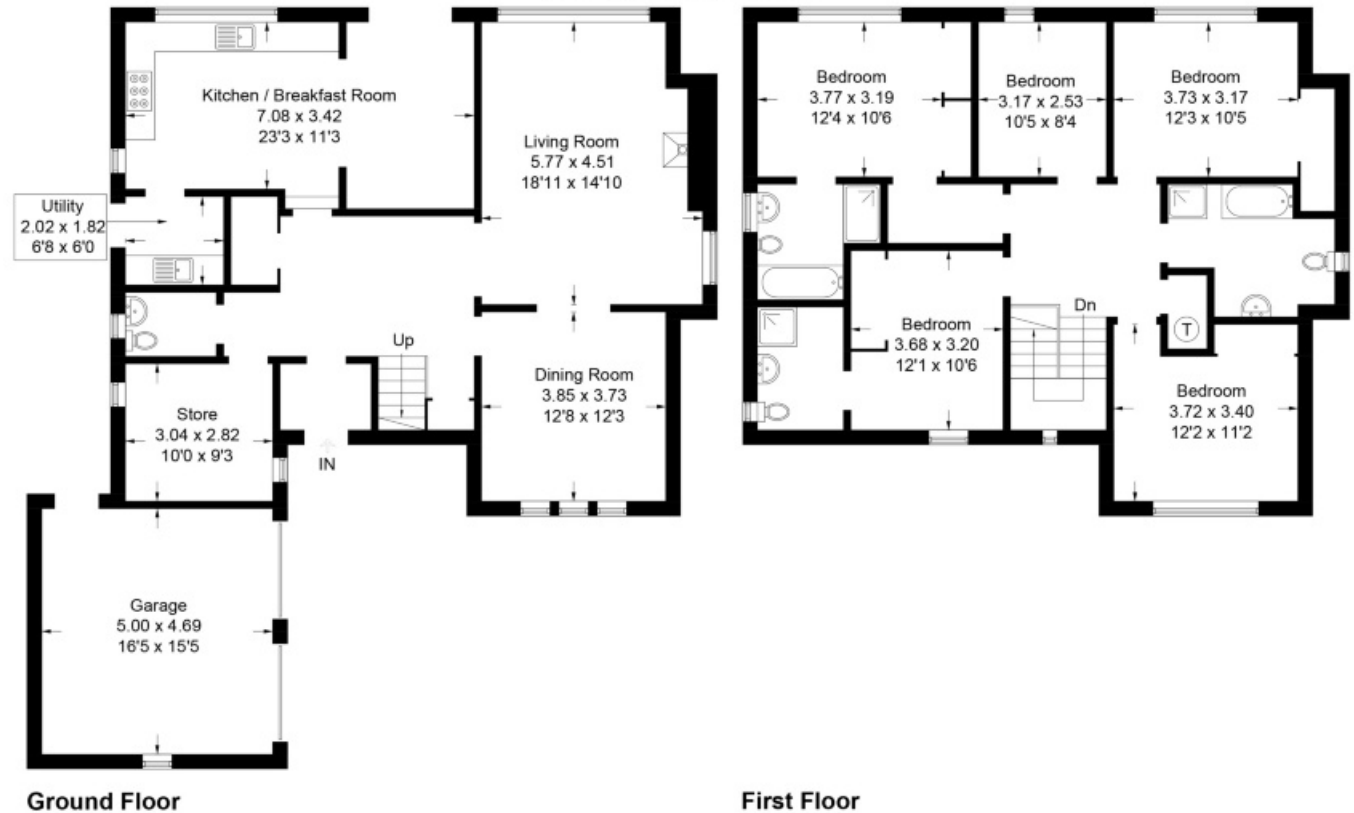


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID559419)

#### 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 condition of any white goods remaining will not be guaranteed.

#### Services:

Mains gas, electricity, water and drainage.

#### EPC:

C

#### Viewings:

By appointment through the Selling Agents.

#### Council Tax:

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?

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Call 01721 723999

5 Northgate,  
Peebles, EH45 8RX  
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Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon



Also At:  
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Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868

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.