

**Peebles**  
Call 01721 723999

**Offers over £235,000**

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**11 Mains Farm Steading, Cardrona, Peebles, EH45 9HL**





A modern semi-detached villa situated in the picturesque village of Cardrona, near Peebles. The property offers bright and versatile accommodation, is presented in excellent decorative order throughout and benefits from many recent improvements including newly fitted bathrooms. Early viewing of this superb family home is highly recommended.

### Accommodation Details:

#### GROUND FLOOR

Vestibule  
Hallway  
Livingroom with open plan dining room  
Kitchen  
Cloakroom  
Study / bedroom 4

From the hallway the staircase with picture window leads to

#### FIRST FLOOR

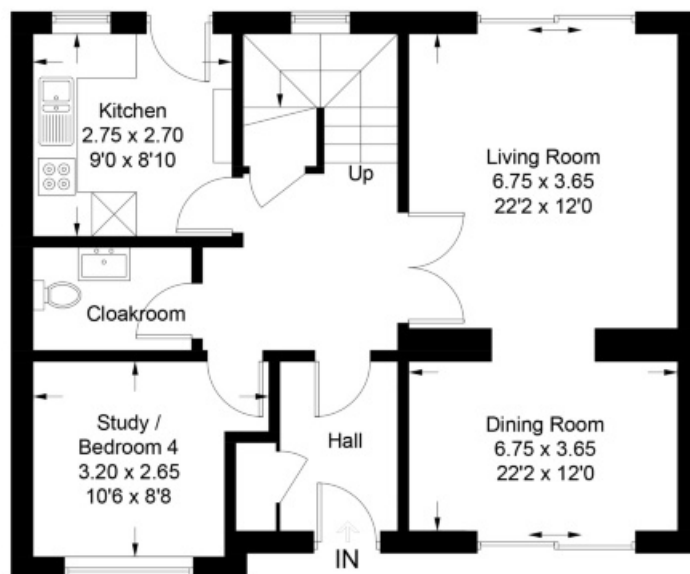
Upper landing  
Master bedroom /walk in wardrobe /en-suite shower room  
2 further bedrooms  
Family bathroom

#### ADDITIONAL INFORMATION

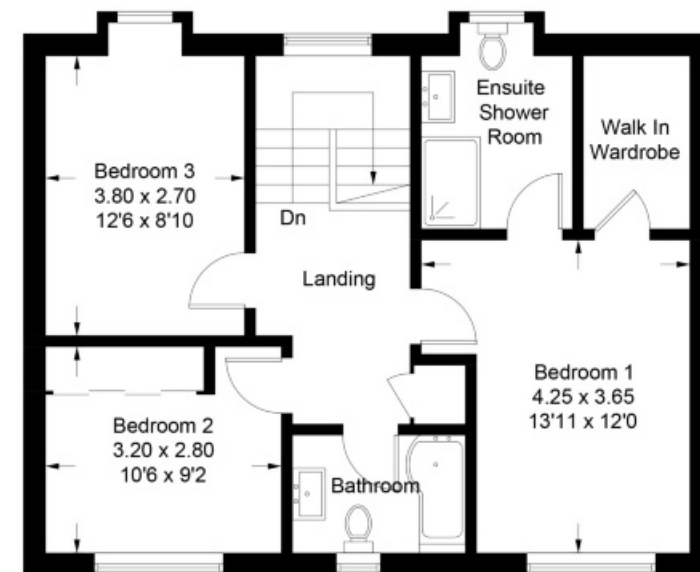
Gas central heating  
Double glazing  
Fully enclosed rear garden  
Residents parking

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Approximate Gross Internal Area = 123.8 sq m / 1332 sq ft



**Ground Floor**



**First Floor**

#### 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. A school bus is available for Priorsford and Halyrude Primary Schools as well as Peebles High School.

#### Fixtures and Fittings:

All fitted carpets and floor coverings are included. Light fittings will be replaced with a standard fitment.

#### Services:

Mains gas, electricity, water and drainage.

#### EPC:

C

#### Viewings:

By appointment with the selling agents.

#### Council Tax:

Band F

#### 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

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

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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.