





Cardrona is a sought after village on the outskirts of Peebles, surrounded by beautiful countryside with stunning views. There is a small village store, a village green and community hall. The property is also located close to the Macdonald Cardrona Hotel, Golf & Country Club.

Nearby is the old railway track which has been resurfaced and provides a lovely walk or cycle all the way to Innerleithen and Peebles. Glentress Forest is also within close proximity to the property and offers many recreational activities such as mountain biking, hiking, fishing and canoeing to name a few. It is also home to Go Ape forest adventure. Peebles is a

picturesque town situated on the River Tweed which flows through the beautifully undulating countryside of the Borders. In the town, the facilities are truly excellent with a wide choice of banking, building society and Post Office services along with extensive shopping facilities, including Sainsbury's and Tesco to name but two, with a wide variety of local shops. For the arts it has its own theatre in the Eastgate.

It has a number of schools at primary level with a high school at secondary level. Peebles is becoming increasingly popular with the commuter due to its close proximity to Edinburgh's city centre to the North and Galashiels to the South. Local bus services run to and from Edinburgh and Galashiels on a regular basis.



CARDRONA

PEEBLES / BORDERS / EH45 9HL



13 MAINS FARM STEADING

A superb 4 bedroom semi-detached family home situated towards the edge of the popular village of Cardrona, enjoying a peaceful corner setting. The interior has been finished to a high specification throughout, is bright & airy with generously proportioned rooms for accommodating comfortable family living.

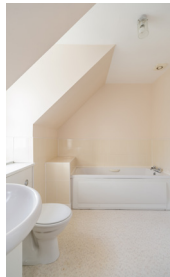
The extremely flexible accommodation comprises of spacious entrance vestibule, hall, stylish lounge with feature fireplace/fitted gas fire, patio doors to garden, good size breakfasting kitchen with range of base & wall mounted units, integrated appliances, study or formal dining room, fourth bedroom with 'Jack & Jill' door to shower room. Upstairs, master bedroom with en-suite bathroom, 2 further bedrooms & family bathroom.

A courtyard to the front affords ample parking. Well maintained gardens lie to the side & rear of the property and are laid predominately to lawn. They enjoy a good degree of privacy and are fully enclosed providing a safe & secure environment for children & pets. GCH/DG

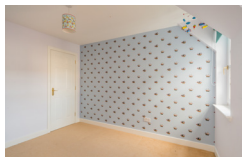
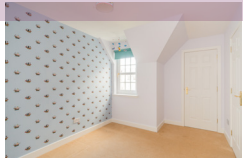


KITCHEN LOUNGE & DINING AREA



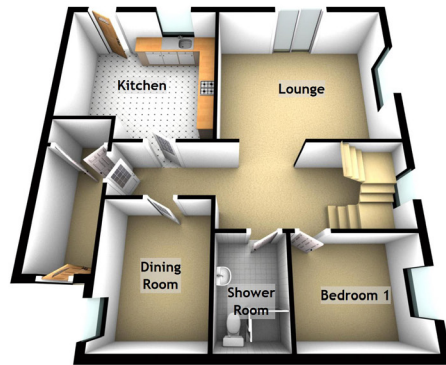


BEDROOMS/EN-SUITE & BATHROOM



SPECIFICATIONS

FLOOR PLAN & PROPERTY LOCATION



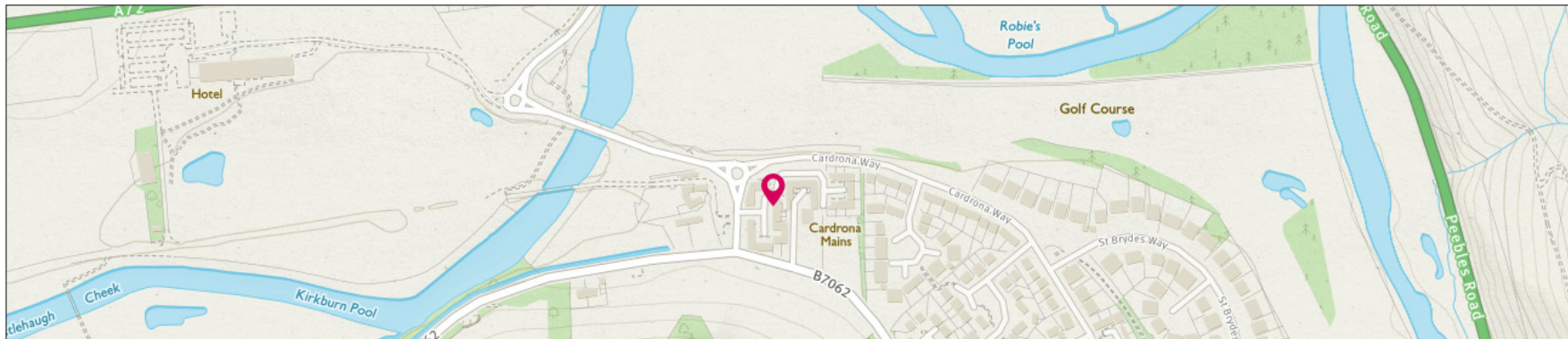
APPROXIMATE DIMENSIONS (Taken from the widest point)

Kitchen	4.03m (13'3") x 4.00m (13'1")
Lounge	4.54m (14'11") x 4.00m (13'1")
Dining Room	3.21m (10'6") x 2.45m (8')
Bedroom 1	2.88m (9'5") x 2.21m (7'3")
En-suite	3.99m (13'1") x 2.10m (6'11")
Bedroom 2	4.36m (14'4") x 2.63m (8'8")
Bedroom 3	3.74m (12'3") x 3.27m (10'9")
Bedroom 4	4.17m (13'8") x 2.83m (9'3")
Bathroom	3.28m (10'9") x 2.20m (7'3")
Shower Room	2.19m (7'2") x 1.58m (5'2")

GROSS INTERNAL FLOOR AREA (m²) - 138 m²

EXTRAS (Included in the sale)

Floor coverings, light fittings and blinds.



GARDEN AREA



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Part
Exchange
Available

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Text and description
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