

# Edingtons WS



**35 Cardrona Way  
Cardrona, Peeblesshire  
Offers over £250,000**

**35 Cardrona Way** is an immaculately presented detached villa completed to a high quality specification in 2000. It lies towards the western end of the increasingly sought after village of Cardrona, situated in the heart of the beautiful Scottish Borders. It offers spacious and well appointed family accommodation and sits in a more than generous area of landscaped garden ground. A mono block driveway leads to the integral double garage and offers 4 off road parking spaces.

**Cardrona village** is situated approx 3 miles to the east of Peebles on the A72 Peebles-Galashiels trunk road. This attractive village concept has been created in conjunction with several new home builders including Applecross, Manor Kingdom, Miller Homes, Persimmon and Tweed Homes. The village lies close to the well known River Tweed and its northern boundaries run along side the championship golf course.

BT Infinity broadband will be installed within the next 12-18 months making Cardrona one of the first areas ideally suited to the small business.

**Peebles** is a thriving country town and Royal Burgh set within the picturesque Border hills and around the banks of the River Tweed. It also lies within the commuter belt for Edinburgh approx 27 miles north via the A703 trunk road. Primary and secondary schooling is available the town along with a wide range of shopping facilities. It also offers an impressive range of recreational and cultural activities and the surrounding countryside offers a number of fine walks and mountain bike courses.

A regular bus service runs to and from Edinburgh and the neighbouring Border towns including Galashiels located approx 18 miles to the east.

### **Accommodation-ground floor**

#### **Reception Hall 5.30m x 1.92m(wp)**

A dark wood effect UPVC door with glazed fan inset leads into this bright and welcoming hallway which is decorated in neutral tones and finished with light laminate flooring, a theme which continues throughout the ground floor of the property. Carpeted staircase with white balustrade leads up to first floor. Radiator. Smoke detector.

#### **Lounge 5.33m x 3.72m**

This well proportioned room has been finished with plain coving to the ceiling and has both windows to front and side giving the room an abundance of natural light. The timber fire surround with light marble effect hearth and electric fire provides the room with an attractive focal point. 2 ceiling lights. Radiator. TV and satellite access.

Telephone point with broadband.



#### **Cloakroom/WC 1.90m x 0.90m**

This welcome addition to any family home is furnished with a champagne coloured 2 piece suite of WC and wash hand basin. It is decorated in white with tiling to splash backs and finished with practical light laminate flooring. It has a radiator and small frosted window for light and ventilation.

#### **Dining Room 3.71m x 3.32m**

Can be entered from both lounge and kitchen and has glazed French doors leading into conservatory. Radiator. Telephone point.



#### **Conservatory 3.5m x 3m**

Situated to the rear of the property this useful extra room enjoys a delightful view over the rear garden. It has double doors leading out to the paved patio area, has 2 wall lights, fitted blinds and the flooring continues to be practical laminate.



### Dining Kitchen 4.65m x 3.38m

This is a bright and well appointed room, tiled to splash backs and furnished with a good range of contemporary floor and wall units, work surfaces and a stainless steel sink and drainer. Included are integral electric double oven, gas hob, extractor hood and a free standing fridge and there is also space for a washing machine, dishwasher and a table and 4 chairs. There are also two large walk in cupboards, 1 houses the gas central heating boiler, electric meter but also lends space for an extra fridge/freezer if required. A half glazed dark wood effect UPVC door leads to rear garden. Radiator. Double window. Practical fluorescent tube lighting.



### Accommodation-first floor Landing 3.20m x 1.86m

Fully carpeted and giving access to all first floor accommodation. Large linen cupboard housing the hot water tank. Radiator. Hatch to attic and cold water tank.

### Master Bedroom 5.06m(wp) x 3.51m

This spacious room is decorated in restful blue tones and finished with neutral carpeting. It has a fitted wardrobe with mirrored sliding doors and a window overlooking the front of the property. Radiator. TV and satellite point. Telephone point. Door to en-suite shower room.

### En-suite shower room 2.50m x 1.45m

This room has a double shower enclosure, fully tiled and fitted with mixer shower and a fitted white WC and wash basin. Vertical chrome radiator. Frosted window and extractor fan.



### Bedroom 2 3.45m x 3.25m

Double bedroom set to front of the property with window plus fitted wardrobe. Radiator. Second telephone line with broadband. TV point. At present used as an office.

### Bedroom 3 2.79m x 2.56m

Double bedroom set to the rear of the property with window plus fitted wardrobe, telephone point and radiator.

### Bedroom 4 2.88m x 2.46m

Large single bedroom set to the rear of the property with window plus fitted wardrobe and radiator.



### Bathroom 2.20m x 1.86m

Fitted with a white 3 piece suite of W/C, wash hand basin and bath with shower attachment. Frosted window for light and ventilation. Radiator. Vinyl flooring.

### Integral Double Garage

Has two up and over doors and a light and power supply.

### Outside

The front garden is open plan and laid mostly to lawn with well stocked borders and mature shrubs. Mono block driveway with parking for 4 cars. The spacious fully enclosed rear garden has been thoughtfully landscaped to provide a safe and secure environment for easy family living. There is a large grass area surrounded by flower borders, paved paths and a useful paved patio area. There is also an external water tap and a gate to the front.

### Services

Mains water, electricity, gas and drainage. Council tax band G

### Extras

All blinds and curtain poles. All fitted floor coverings. All light fittings. All bathroom and shower room fittings. All integrated appliances in the kitchen plus the free standing fridge. Rotary Clothes dryer.

### Viewings

By appointment through selling agent, Edingtons on 01896 756161 during office hours  
Or out with the above hours on 07711505329

### Entry

Negotiable

### Price

Offers over £250,000 are invited and must be submitted in the usual Scottish legal form



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