



47 Mains Farm Steading, Cardrona, Peeblesshire, EH45 9HL  
Offers Over £320,000





Nestled in the picturesque Borders village of Cardrona, an attractive four-bedroom end-terraced family home positioned within a unique and characterful modern steadings-style development offering delightful countryside views.





#### DESCRIPTION:

Beautifully presented throughout, the property offers an impressive 1522 square feet of thoughtfully designed accommodation across two floors, including the convenience of a single integral garage, perfect for modern living. Positioned close to a bus stop offering quick and easy access to nearby towns, including the bustling town of Peebles with a superb range of amenities, and a fantastic network of wider routes beyond. With open access to surrounding countryside walks, the Macdonald Cardrona hotel and golf course, and excellent cycle paths on the doorstep, this property combines tranquil village living with modern convenience. Early viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.

Offering spacious and well-maintained internal accommodation, thoughtfully designed for comfortable family living, the property begins with a welcoming entrance hallway featuring a staircase to the upper level, cleverly incorporating a storage cupboard beneath, a guest cloakroom with a WC and wash hand basin, and an external door to the rear. Glazed French doors lead into a spacious open-plan sitting and dining room, beautifully designed to offer a dual aspect with the sitting area positioned at the front, featuring a large window framing a tranquil leafy outlook with a relaxing ambience, whilst at the rear, the dining area provides an inviting space seamlessly blending comfort and functionality, perfect for family meals and entertaining guests. Situated at the front, the kitchen boasts a selection of wall and base units, enhanced by contrasting worktops and a stainless-steel sink unit. Integrated appliances include a gas hob, electric oven, cooker hood, and dishwasher, with additional space and provisions for a fridge freezer. The kitchen also benefits from a space-saving, fold-down wall-mounted table, creating the perfect spot for casual dining. Adjacent, a practical utility room features fitted base units with a built-in sink and utilities for a washing machine and tumble dryer. This functional space also provides convenient internal access into the garage. Upstairs, a bright and airy landing features a practical airing cupboard for additional storage and a ceiling hatch offering convenient access to the loft. The principal bedroom enjoys charming front-facing views and includes a dedicated dressing area with ample fitted wardrobes, and a private en-suite shower room, complete with a rear-facing opaque window that fills the space with natural light. Positioned at the rear of the home, a well-appointed guest bedroom enjoys the luxury of its own private en-suite shower room, providing both comfort and convenience. Additionally, to the front, is a further comfortable double bedroom, and a cosy versatile room which could easily serve as a single bedroom, a nursery, or a quiet study, both benefit from lovely front-facing views. The family bathroom completes the home and features a stylish fitted vanity unit with an integrated WC and wash hand basin, a panelled bath for relaxing soaks, and a rear-facing opaque window that fills the space with soft, natural light.

#### OUTSIDE:

Externally, the property is enhanced by private gardens at both the front and rear, providing charming outdoor spaces for relaxation and practicality. The front garden, fully enclosed by timber fencing and an iron gate, features a generous paved patio area, perfect for outdoor lounging and al fresco dining. Opposite, a neatly designed section laid with decorative stone chips offers a versatile space, ideal for showcasing potted plants. The private rear garden offers both practicality and style, featuring a monobloc driveway that provides convenient off-street parking for two vehicles and leads to the single integral garage. Adjacent to the driveway, a smartly designed area finished with decorative stone chips adds an appealing, low-maintenance touch to the rear outdoor space. An outdoor water tap adds to the convenience.





#### LOCATION:

47 Mains Farm Steading is situated in the picturesque Tweed Valley, within the charming village of Cardrona, recognised as the first new village in the Borders in 200 years. The village is widely viewed as one of the most prestigious residential locations in the Borders and benefits from having a village hall offering a vast variety of community activities, a children's playground, a pump "n" jump bike track, and the four-star awarded Macdonald Hotel and Country Club. The Macdonald offers a full range of recreational and lifestyle facilities including a fitness centre, sauna, swimming pool and of course, the 18-hole championship golf course. Cardrona provides the perfect alternative to the stress and hassle of city living. You will enjoy village life in a most scenic and picturesque setting. A short distance away, the thriving market town of Peebles, three miles west of Cardrona, offers an excellent array of amenities including banks, post office, a range of shops, supermarkets, and restaurants, as well as schools at primary and secondary levels. The local area is particularly well served for recreational activities with excellent golf courses, fishing, walking and mountain biking all within easy reach. There is good access from Peebles to the other Borders towns via the road network, with the A703 giving access to Edinburgh City Bypass, and the capital beyond. A regular bus service runs to and from Edinburgh and to neighbouring towns including Galashiels.

#### SERVICES:

Mains water and drainage. Mains electricity. Mains fired gas central heating. UPVC double glazed windows. Telephone and FTTP broadband connections available.

#### DEVELOPMENT FACTOR:

The communal areas of the development are managed by Hacking and Paterson with a quarterly charge of approximately £40.00.

#### ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, and blinds throughout, and integrated kitchen appliances are to be included in the sale of the property.

#### COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category F. Amount payable for the financial year 2024/2025 - £2,992.91. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

#### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### HOME REPORT:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us to request a copy.

#### EPC RATING:

The Energy Efficiency Rating for this property is C (80) with potential B (89).

#### CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.



#### OFFERS:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### IMPORTANT NOTE:

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#### ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

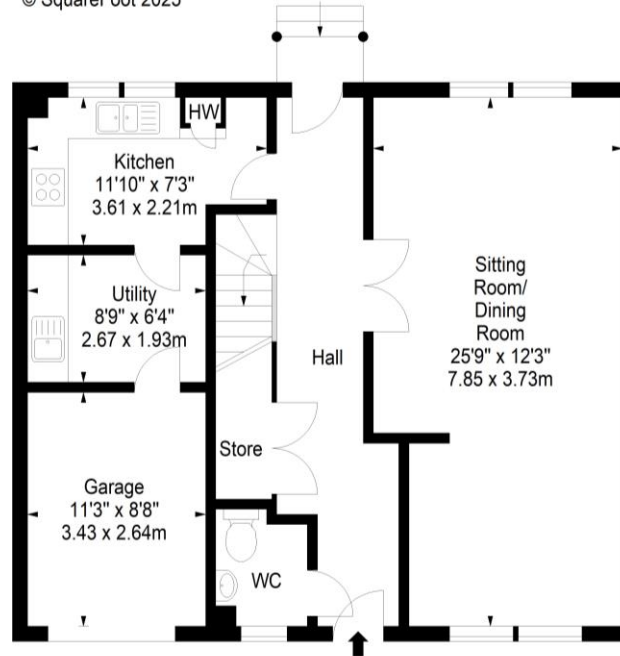
Particulars prepared January 2025.



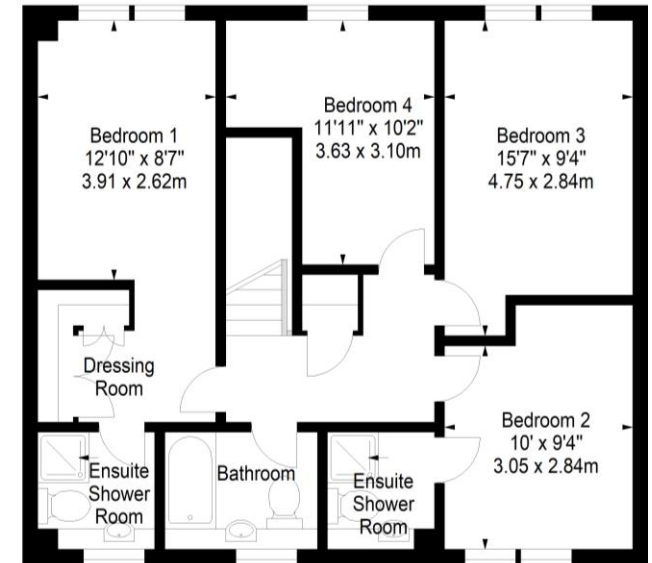
**Mains Farm Steading,  
Cardrona,  
Peebles,  
Scottish Borders, EH45 9HL**



Approx. Gross Internal Area  
1522 Sq Ft - 141.39 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



First Floor

**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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SALES

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