



4 Plumerknowe Gardens, Cardrona, Peebles, EH45 9LU
Offers Over £270,000



A delightful three-bedroom semi-detached house with wonderful mature private gardens occupying a peaceful position located in the beautiful Borders Village of Cardrona.



DESCRIPTION:

Built in 2001, the property offers well-appointed accommodation with a comfortable layout totalling a generous 816 square feet over two floors including a fabulous conservatory. Benefits include an open-plan dining kitchen perfect for the modern family, driveway to the front providing off-street parking, and access to the fabulous Tweed Valley countryside and outdoor pursuits on the doorstep. This charming property is sure to prove popular to a wide range of buyers and early viewing comes highly advised.

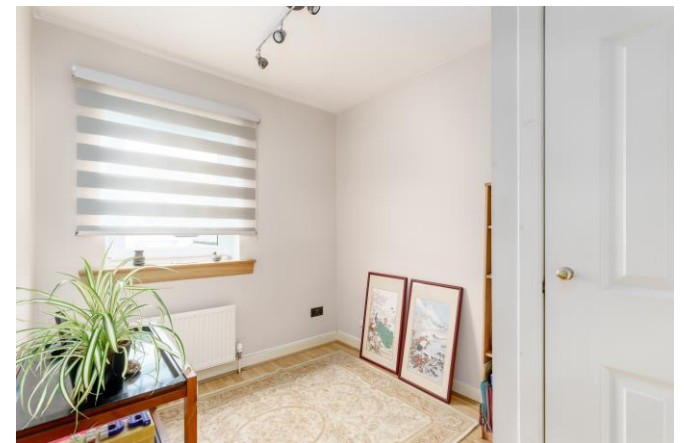
Internally, the well-proportioned accommodation comprises; entrance hallway with staircase to the upper floor, also giving access to a guest cloakroom with WC and wash hand basin. Enjoying a large window overlooking the front garden, the relaxing sitting room is of a good size and features a generous under stair storage cupboard, and a cylindrical log burning stove giving the room a real warming focal point. Accessed via the sitting room, the open-plan dining kitchen is fitted with an excellent range of wall and base units with granite worktop surfaces incorporating an undermounted sink unit positioned below a rear facing window. Space and services are provided for a range style cooker, fridge freezer, washing machine and dishwasher. There is ample space for a dining table and chairs providing the perfect space for entertaining, whilst patio doors lead through to a fantastic, and sizeable conservatory which allows access and views out to the private rear garden. Up on the first floor there is a hallway landing with good size storage cupboard, and a ceiling hatch to the loft space. Positioned to the front, the principal bedroom features a double fitted wardrobe, and a private ensuite shower room with an opaque window to the side of the property. There are two further bedrooms, a comfortable double located to the rear, and a single positioned to the front, both benefit from having fitted storage. Completing the accommodation is the family bathroom which incorporates a WC, wash hand basin, panelled bath with electric shower over, and a rear facing opaque window allowing in the natural light.

OUTSIDE:

Externally, there are private gardens to the front, side, and rear of the property. The front garden is fully laid to lawn with a monobloc driveway to the side providing off-street parking. A gated pathway to the side leads round to the fully enclosed rear garden which enjoys an area laid to lawn surrounded by an array of mature planting. There is a paved patio area perfect for alfresco dining in the summer months, and a fabulous timber summer house offering the ideal space for relaxing, or as a separate home office. The rear garden is fully bound by timber fencing.

LOCATION:

4 Plumerknowe Gardens is located in the stunning Tweed Valley village of Cardrona, the first new village in the Borders for over two hundred years. The village is widely viewed as one of the most prestigious residential locations in the Borders and benefits from having a village hall, cafe, children's playground and a Macdonald Hotel and Country Club. The Macdonald offers a full range of recreational and lifestyle facilities including a fitness centre, sauna, swimming pool and a 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 independent 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 Cardrona 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, which stops in Cardrona, runs to and from Edinburgh and to neighbouring towns including Galashiels.



SERVICES:

Mains water and drainage. Mains electricity. Gas fired central heating. UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and kitchen appliances will 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 E, with an annual charge of £2,395.69 payable for the year 2023/2024. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is C (73) with potential B (85).

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.

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.



IMPORTANT NOTE:

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.

ANTI-MONEY LAUNDERING REGULATIONS:

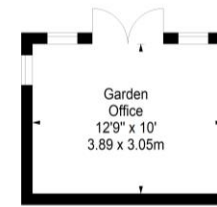
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified 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 August 2023.

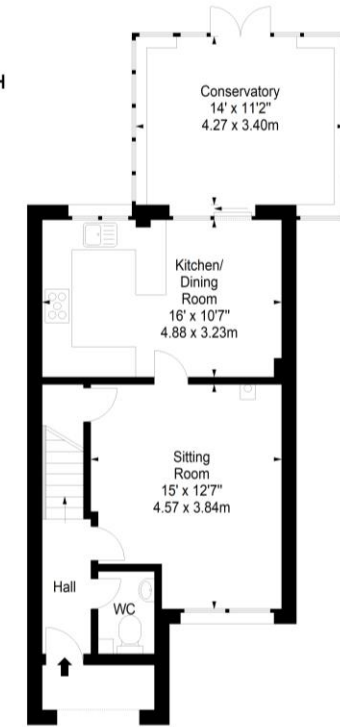
Plumerknowe Gardens,
Cardrona,
Peebles,
Scottish Borders, EH45 9LH



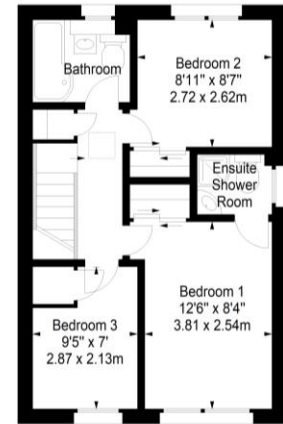
Approx. Gross Internal Area
1023 Sq Ft - 95.04 Sq M
Garden Office
Approx. Gross Internal Area
128 Sq Ft - 11.89 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Ground Floor



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.



10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbstateagents.co.uk