



Glenrath, St. Brydes Way, Cardrona, Peebles, EH45 9LL
Offers Over £490,000



A magnificent five-bedroom modern detached family home with double attached garage occupying a delightful corner position on a highly desirable street in the beautiful Borders village of Cardrona.



DESCRIPTION:

Built by well-regarded house builders Miller Homes in around 2005, this fantastic property offers spacious and versatile accommodation totalling an impressive 2,713 square feet over two floors including the double garage. Boasting of a large open-plan kitchen, dining, and lounge area perfect for modern family living, well-kept private gardens with hill-top views, access to an array of outdoor pursuits on the door step, and just 3 miles East of the bustling Borders town of Peebles with excellent local amenities and schooling at both levels, this property is sure to prove popular and early viewing comes highly recommended.

Enjoying a double frontage and grand entrance, the beautifully presented internal accommodation comprises; entrance vestibule with windows to both sides leading through to a welcoming inner hallway with staircase to the upper floor, and a guest cloakroom with WC and wash hand basin. With a splendid dual aspect enjoying a window to the front and French doors to the rear, the formal sitting room is of a generous size and features a modern gas fire giving the room a real focal point. Also positioned to the front enjoying dual aspect windows to the front and side is a light and airy family room, which could equally be used as a formal dining room, or a separate home study if required. Located to the rear is a modern, extremely spacious, open-plan kitchen, dining, and lounge space. The kitchen itself enjoys windows to the side and rear and is fitted with an excellent range of wall and base units with contrasting worktop surfaces incorporating a stainless-steel sink unit, and a breakfast bar. Integrated appliances include an electric oven, microwave, gas hob, cooker hood, fridge freezer and a dishwasher. The relaxing lounge area has a side facing window and a door opening out to the rear, whilst the dining area features windows and French doors providing views and access out to the private garden offering the perfect space for entertaining family and friends. Completing the ground floor accommodation is a useful utility room with matching storage units incorporating a sink, space and services for a washing machine and tumble dryer, and a door giving access out to the side of the property. Up on the first floor there bright and spacious galleried hallway landing with a useful storage cupboard which also houses the hot water tank. The principal bedroom features a dual aspect with a double window to the side, and single window to the rear, and benefits from double fitted wardrobes, two built in eves storage cupboards, and a private en-suite shower room. Positioned to the front is a comfortable double guest bedroom featuring fitted wardrobes, and a private, fully updated en-suite shower room. There are three further double bedrooms, one located to the front with dual aspect windows, another positioned in the middle of the property with a window to the side, whilst the final bedroom is set to the rear and features a window to the rear with fantastic views over the hills and countryside beyond, all three of these bedrooms benefit from having fitted wardrobes. The accommodation of this fabulous property is completed by the fully upgraded, fully tiled, stylish family bathroom incorporating a WC, wash hand basin, a panelled bath with shower over, and a side facing opaque window allowing in the natural light.

OUTSIDE:

Externally, occupying a corner position, the property is set within private gardens to the front, side, and rear. The open style front and side garden is mainly laid to lawn with mature shrubbery, and a monobloc driveway providing off street parking which leads to an attached double garage with twin up and over doors. A gate to the side of the property leads round to the large, fully enclosed private garden to the rear. Mainly laid to lawn, the rear garden enjoys an array of mature shrubbery, and a generous paved patio areas offering ample space for both outdoor lounge and dining furniture, perfect for alfresco dining and relaxing in the summer months. The rear garden is fully enclosed by both brick walling and mature hedging offering a private secluded outdoor space.

LOCATION:

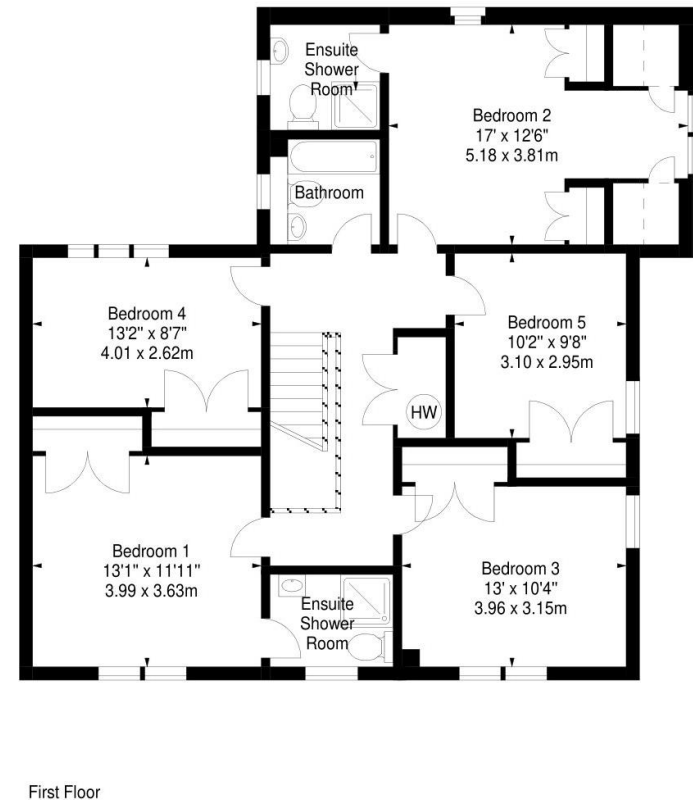
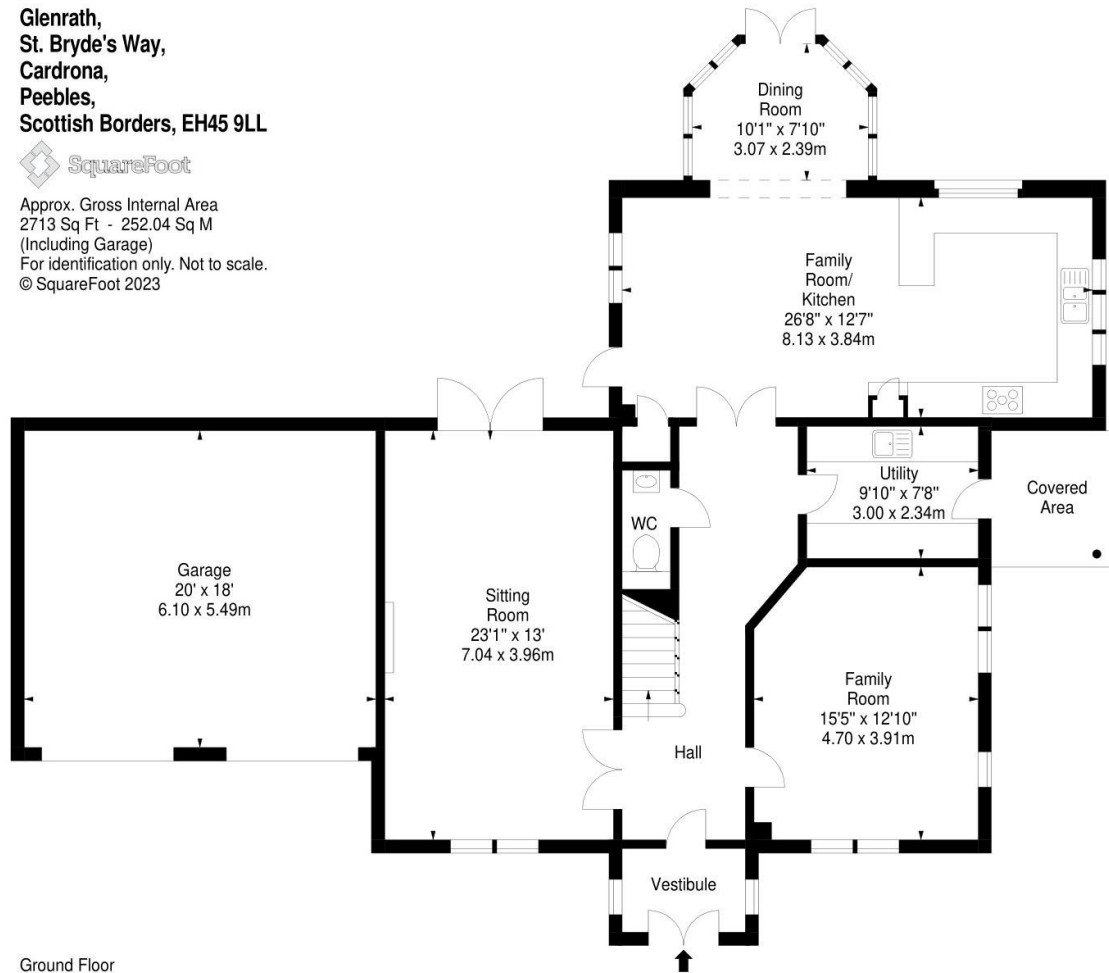
Glenrath is located in the stunning Tweed Valley village of Cardrona, the first new village in the Borders for over two hundred years. The village is widely viewed as one of the most prestigious residential locations in the Borders and benefits from having a village hall, cafe, children's playground 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.



Glenrath,
 St. Bryde's Way,
 Cardrona,
 Peebles,
 Scottish Borders, EH45 9LL



Approx. Gross Internal Area
 2713 Sq Ft - 252.04 Sq M
 (Including Garage)
 For identification only. Not to scale.
 © SquareFoot 2023



SERVICES:

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

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted blinds, light fittings throughout, and integrated 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 G, with an annual charge of £3,492.87 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 (77) 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.

Particulars Prepared May 2023.



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.



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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