



# 29 Mains Farm Steading

Cardrona, Peebles, Scottish Borders EH45 9HL



Blackwood & Smith LLP  
SOLICITORS AND ESTATE AGENTS



Set on the ground floor of a charming modern development with communal gardens and residents' parking, this delightful one-bedroom flat is tastefully presented with minimalist décor, creating a light and airy ambience throughout the home. Appealing to professionals and downsizers favouring a relaxed country lifestyle, the property lies on the fringes of Cardrona; a peaceful village hugged by open countryside and the River Tweed, just 10 minutes' drive from a good range of amenities in the historic town of Peebles. Furthermore, the property is located within easy reach of local bus links, with regular services to neighbouring towns and villages.

The flat is accessed via a well-maintained communal vestibule with secure entry. The front door opens into a hallway boasting the practical features of a deep store cupboard and handsome oak-inspired flooring. Leading off the hall is a bright, west-facing living room - comfortably carpeted and enhanced by attractive accent décor. Perfect for everyday living and entertaining, this welcoming sitting area enjoys open access to the kitchen that incorporates space for seated breakfasting or casual meals. Appointed in wood tones to complement the neutral interiors, the kitchen features a selection of cabinets paired with an illuminated worktop and coordinating chequered tilework. Provided goods comprise an integrated washing machine, oven, and gas hob with a statement chimney-style hood, and a freestanding upright fridge freezer.

---

## Features

- Leafy village setting
- Charming modern development
- Ground-floor flat with neutral interiors
- Secure entry system
- Entrance hall with storage
- Living room with open kitchen access
- Tasteful breakfasting kitchen
- One double bedroom with storage
- Bathroom with shower-over-bath
- Attractive communal garden
- Unrestricted residents' parking
- Gas central heating and double glazing
- EPC Rating - C







*Charming modern development with one double bedroom with storage and a bathroom with shower-over-bath*





Also found within the home are a double bedroom and a bathroom. The carpeted bedroom is heightened by delicately detailed accent wallpaper and includes a fitted wardrobe set behind stylish Shoji-style doors. The bright, chicly-tiled bathroom comes complete with a hidden cistern WC, a countertop basin, vanity storage, and a bath with an overhead shower. The property is kept warm and efficient by gas central heating and full double-glazing.

Externally, the desirable development offers its residents access to a neatly lawned garden and unrestricted on-site parking. Country and riverside walks are immediately accessible from this tranquil location.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and integrated/freestanding appliances.



---

## Cardrona, Scottish Borders

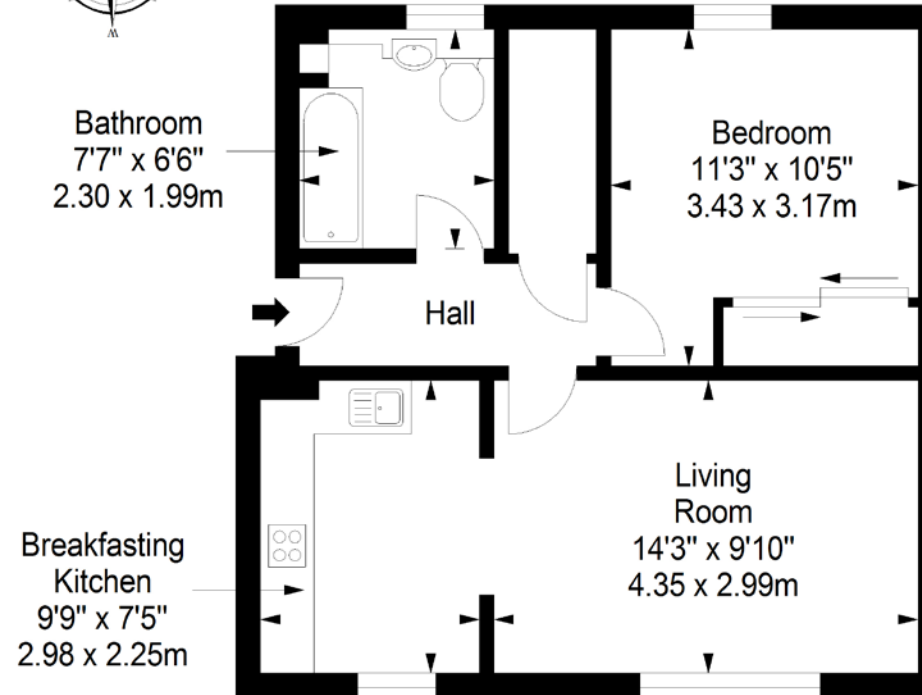
Set on the banks of the River Tweed and enveloped by breathtaking scenery, including rolling hills, forests and woodland, the tranquil village of Cardrona is perfect for those seeking a rural idyll. In addition to stunning views, residents also enjoy wonderful outdoor activities right on their doorstep, from a dense network of walking, cycling and equestrian trails, to salmon fishing or a relaxing round of golf in Peebles. For an exhilarating family day out, Glentworth Forest is one of Scotland's top mountain biking destinations and is home to Go Ape Peebles, which offers fantastic high-rope activities including a 325-metre-long zip wire across a 160-foot-high valley. Just under four miles from both Peebles and Innerleithen, Cardrona benefits from quick and easy access to everyday amenities, including supermarkets, banks, and a post office. Renowned as a cultural hub, picturesque Peebles also hosts high-end restaurants, bars and cafés, and annual arts and music festivals. Prestigious schooling at primary and secondary level can be found in Cardrona's neighbouring towns, whilst the village is also well-connected by regular bus links and major roads, leading to the City Bypass, Edinburgh Airport, and the motorway network, with the heart of the capital reachable in under an hour by car.



# Floorplan

## Ground Floor

Approx. 43.0 sq. metres (462.8 sq. feet)



Total area: approx. 43.0 sq. metres (462.8 sq. feet)

Property Department  
15 Eastgate, Peebles, EH45 8AD  
Tel: 01721 721515 | Email: [property@blackwoodsmith.com](mailto:property@blackwoodsmith.com) | [www.blackwoodsmith.com](http://www.blackwoodsmith.com)

Whilst care has been taken to prepare this brochure the text, photographs and plans contained within are for guidance only and are not to be treated as representations of fact. The terms do not form part of any offer or contract. The measurements are taken at the widest points and are approximate, the floor plan may not be drawn to scale. None of the systems or appliances have been tested and no warranty is given as to their order or condition. Prospective purchasers are advised to make their own investigations prior to making any offer for the property. Blackwood & Smith will not be responsible for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn



**Blackwood & Smith LLP**  
SOLICITORS AND ESTATE AGENTS