

**Peebles**  
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**Offers over £150,000**

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**6 Mains Farm Steading, Cardrona, Peeblesshire, EH45 9GZ**



Constructed by Strathclyde Homes in 2005, this very well presented, contemporary, first floor apartment offers bright and spacious accommodation, an allocated parking space and well maintained communal garden grounds. The property is situated three miles equidistant from Peebles and Innerleithen with a multi-use path providing an off-road connection to both. Cardrona is a highly desirable semi-rural location with an exceptional backdrop of the rolling hills and countryside.

Accommodation

GROUND FLOOR

- \* Secure communal entrance, hallway and stairs

FIRST FLOOR

- \* Main door
- \* Hallway
- \* Bright living room with ample space for a dining table
- \* Breakfasting kitchen with integrated oven, hob, extractor hood and washing machine
- \* Bathroom with over-bath shower
- \* Two spacious double bedrooms with built-in wardrobes

ADDITIONAL INFORMATION

- \* Gas central heating
- \* Double glazing
- \* Well maintained communal gardens
- \* Allocated parking space & further, ample residents parking
- \* New boiler installed January 2024
- \* Factored by Hacking & Paterson £230 per quarter

6 Mains Farm Steading, Cardrona

Approximate Gross Internal Area = 68.4 sq m / 736 sq ft

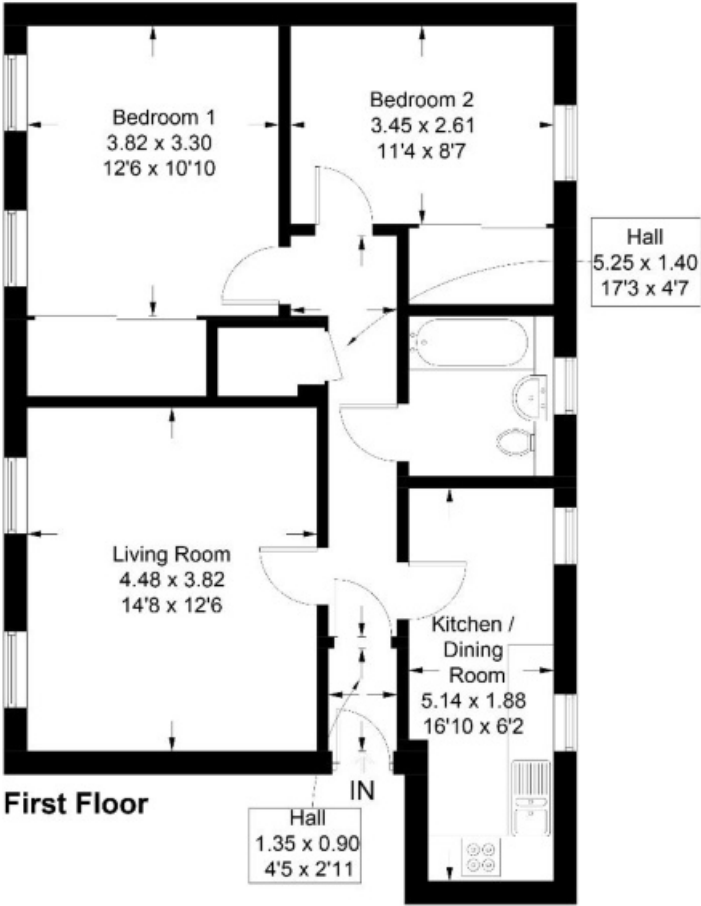


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1042871)

Situation

Cardrona sits amidst beautiful scenery in the heart of the borders countryside. An idyllic yet highly accessible location, five minutes from the market town of Peebles and within easy commuting distance of the City of Edinburgh. On your doorstep is the MacDonald Hotel and Country Club which offers a spa/health club and an 18 hole championship golf course. The area around Cardrona offers numerous activities for those with an interest in sporting and/or country pursuits. It is a Mecca for mountain bike enthusiasts who come from far and wide to experience the runs in nearby Glentress Forest and at Innerleithen. Excellent schooling and more comprehensive shopping is provided by the County Town of Peebles a short drive away. A school bus is available for Priorsford and Halyrude Primary Schools as well as Peebles High School.

Fixtures and Fittings

Fitted flooring, integrated appliances and blinds are included in the

sale.

Services

Mains electricity, gas, water and drainage.

EPC

C

Council Tax

Scottish Borders Council. Council Tax Band E.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?  
**Peebles**  
**Call 01721 723999**

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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