



lindsays

**Eagle Lodge,
Cardrona, EH45 9LL**

"A magnificent and rarely available modern detached family villa which occupies a large enviable plot and benefits from detached double garage, sweeping driveway and large mature enclosed private garden with summer house"

- Welcoming hall
- Guest cloakroom/WC
- Impressive and beautifully presented sitting room with modern fireplace and wood burning effect gas fire
- Conservatory which gives access to private garden
- Stunning open plan kitchen/dining room with large garden room which provides access to large rear garden and is ideal for entertaining
- Large utility room with door to side and garden
- Formal dining room
- Family room
- Master bedroom with superb walk-in wardrobe and luxury en-suite shower room
- Guest bedroom with built-in wardrobe and en-suite
- Two further well proportioned double bedrooms with built-in wardrobes
- Spacious family bathroom with large walk-in shower and free standing bath
- Home office area
- Attic
- Gas central heating and double glazing
- Large sweeping driveway and detached double garage
- Professionally landscaped garden with summer house
- On street parking
- Moments away from river Tweed walk and Cardrona forest

EPC Rating C

OFFERS OVER £750,000



Description

A magnificent and rarely available modern detached family villa which occupies a large enviable plot and benefits from detached double garage, sweeping driveway and professionally landscaped private garden with summer house. This extremely impressive property was built by highly regarded builder, Manor Kingdom to a high specification and enjoys superb views of the surrounding hills and countryside and is situated in a quiet street which backs onto Cardrona golf course in the sought after and picturesque village of Cardrona. The property is immaculately presented throughout and provides spacious and flexible family accommodation over two floors and has been maintained to an exacting standard by the current owners. This fantastic family home extends to almost 3300 square feet (including the potting shed) and in brief accommodation comprises; entrance vestibule; welcoming hall with guest cloakroom/WC and elegant staircase which rises to the first floor landing. On the ground floor, there is a spacious and beautifully presented sitting room with a commanding fireplace and contemporary wood burning effect gas fire, which is the focal point of the room; there is a large conservatory which gives access to the private rear garden and enjoys beautiful open outlook beyond; there is a stunning modern open plan fitted kitchen/dining room which is fitted with high quality appliances including a full length Meile fridge and freezer, double oven and a large island with induction hob is the centre point of the room and provides excellent storage below; there is a superb garden room off the kitchen/dining room which is ideal for entertaining and gives access to the delightful garden; there is a door to a large utility room which is fitted with complimentary kitchen units and gives direct access to the side of the property and garden; there is formal dining room which can be accessed from the kitchen/dining room and hall; a cosy family room/snug completes the well proportioned ground floor accommodation and could also be utilised as a home office/study. On the first floor there is a spacious landing with large study/office area and window to the front of the property; the grand master bedroom has a large walk-in wardrobe/dressing area with attractive lighting which provides a wealth of storage and there is a luxury en-suite shower room; there is a guest bedroom with built-in wardrobe and en-suite shower room; there are two further well proportioned double bedrooms (both with built in wardrobes) and a spacious family bathroom with large walk-in shower and free standing bath completes the first floor accommodation. The property benefits from gas central heating, double glazing and excellent storage. To the front of the property there is a large sweeping driveway which provides off street parking for multiple vehicles and leads to a detached double garage with electric door which provides excellent storage space. To the rear of the property there is a large mature enclosed private garden which enjoys beautiful outlook and is predominantly laid to lawn, child friendly and ideal for entertaining. The fabulous rear garden has a lovely summer house and potting shed is fully enclosed and enjoys a high degree of privacy.

Area

Surrounded by beautiful scenery and views in the heart of the Tweed Valley, Cardrona is a delightful Hamlet, situated just 3 miles from Peebles and 15 miles from Galashiels. The area is extremely popular with Edinburgh commuters (approximately 22 miles) as there are excellent road and rail links to and from the City Centre. Local leisure facilities are absolutely first class. A private Leisure Club and Golf Complex is literally within a few minutes on foot and the surrounding countryside offers endless opportunities for fishing, hillwalking, trail running and mountain biking (Glentress and Traquair). Neighbouring Peebles has a vibrant High Street with galleries and small speciality shops, as well as restaurants and bars all well represented. The local primary and senior schools have an excellent academic reputation. Stobo Castle and Peebles Hydro are within a short drive.

Viewing

By appointment contact Lindsays on 0131 229 4040



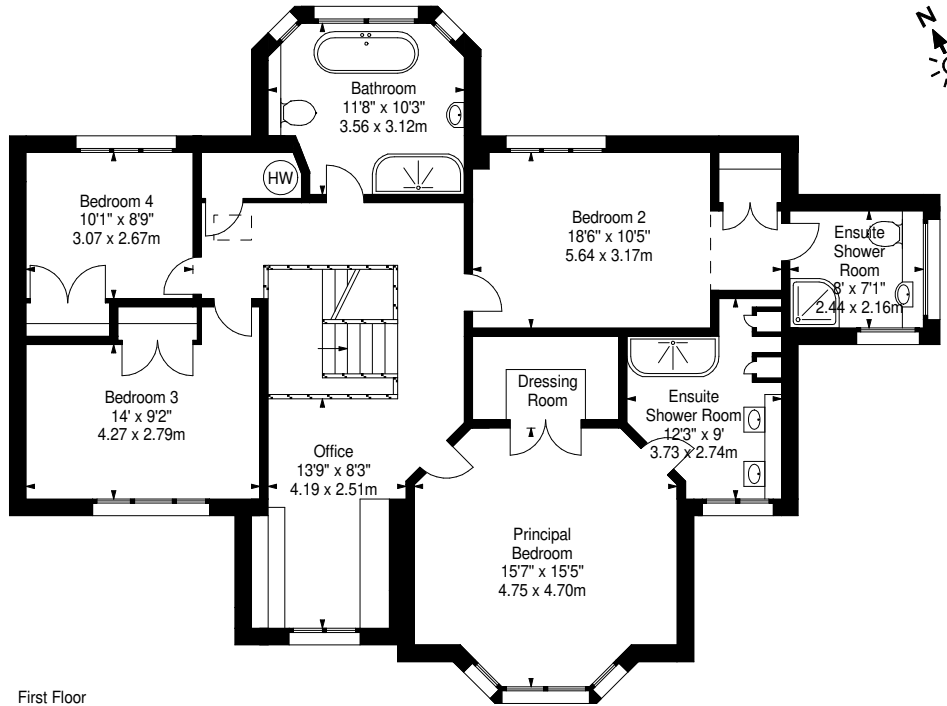
T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.

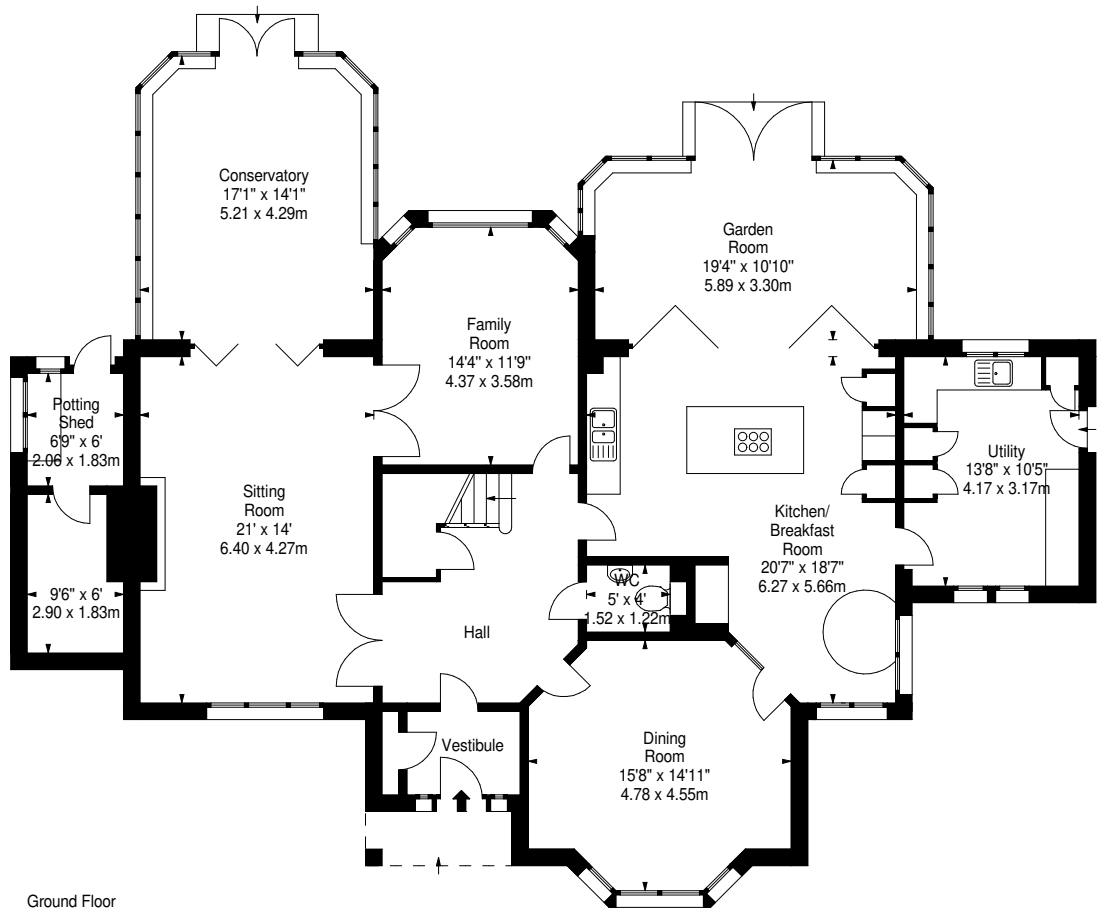
**Eagle Lodge,
St. Bryde's Way,
Cardrona,
Peebles,
Scottish Borders, EH45 9LL**



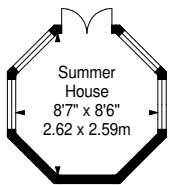
Approx. Gross Internal Area
3298 Sq Ft - 306.38 Sq M
(Including Potting Shed)
Garage & Summer House
Approx. Gross Internal Area
375 Sq Ft - 34.84 Sq M
For identification only. Not to scale.
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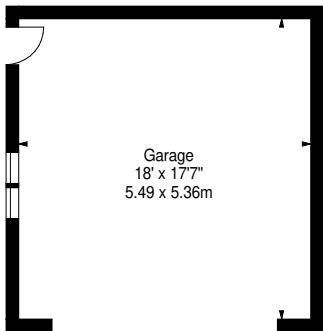
First Floor



Ground Floor



Ground Floor



Ground Floor

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