



CARDRONA | SCOTTISH BORDERS



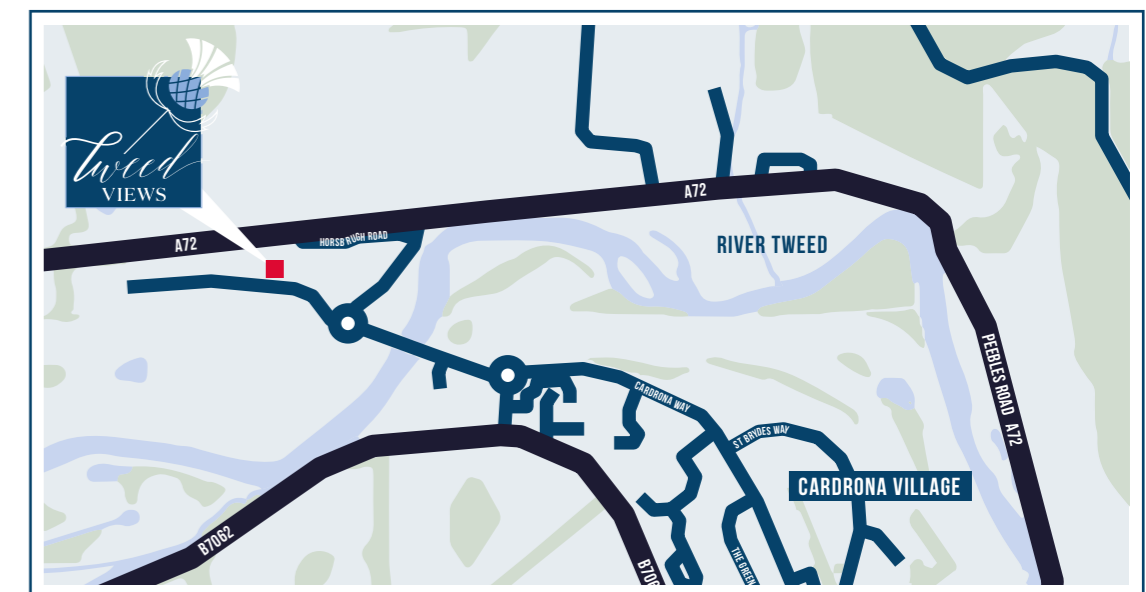
Welcome to **TWEED VIEWS CARDRONA**

Situated in the heart of the Scottish Borders, within the Tweed Valley, lies the village of Cardrona. The first new village in the Borders for over 200 years. Nestled in between Peebles and Innerleithen, there is a plethora of local amenities only a stone's throw away.

Only a one hour drive from the centre of Edinburgh, Tweed Views provides the perfect alternative to the stress and hassle of city living, allowing enjoyment of village life in a scenic and picturesque setting, within a commutable distance to the city.

The local area is principally known and well served for recreational activities with excellent golf courses, fishing, walking and mountain biking all within easy reach. Notably the MacDonald Hotel and Country Club is very nearby, offering a full range of recreational and lifestyle facilities including a fitness centre, sauna, swimming pool and a championship golf course.

Schooling is well regarded in the immediate area, with Primary education available in Innerleithen and Peebles. The High School in Peebles is also highly thought of. Private schooling is available in Edinburgh and George Watson's offers a bus service from the area.



Hood Homes present Tweed Views, Cardrona

a beautifully designed bespoke development of family homes.

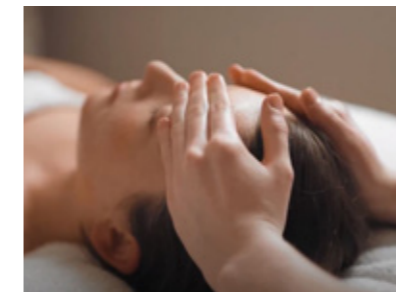


THE DEVELOPMENT

The development comprises of 20 striking 3 and 4 bedroom family homes. Finished to the highest of standards, Tweed Views offers a country lifestyle within a thriving and well-serviced community.

With four different house types available, a variety of living arrangements have been carefully thought through, enhanced by the beautiful setting and modern specifications for 21st century living.





DOOR STEP AMENITIES

Just a 1 minute walk from Tweed Views lies The Cardrona Hotel, Golf and Spa. A fantastic social spot with plentiful amenities; gym, swimming pool, spa, with treatments available and golf course. The Rennie Restaurant and lounge bar is very well regarded in the area.

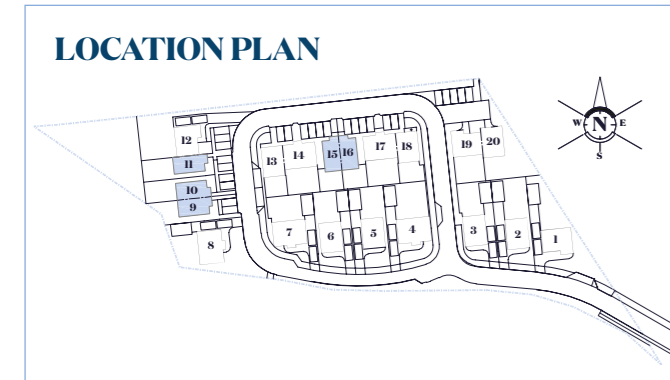
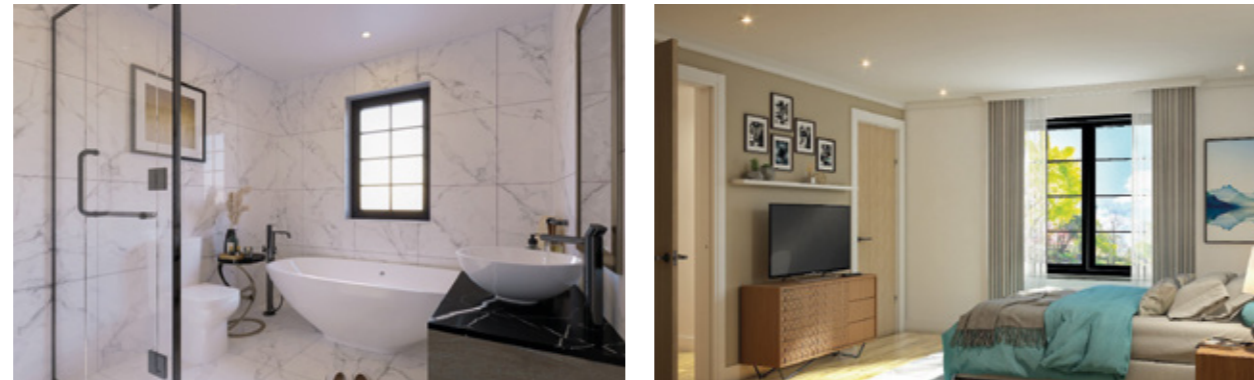
Please contact Knight Frank for further information on discounted membership rates.



HOUSE TYPE A

Generous semi detached three bedroom houses benefiting from high specification; open kitchen with family friendly breakfast bar and dining space, connecting straight through to the bright living space with direct access to the garden via stylish patio doors. The ground floor also boasts a separate utility room and cloakroom WC. The first floor provides a principal bedroom with en suite along with two further bedrooms and family bathroom.

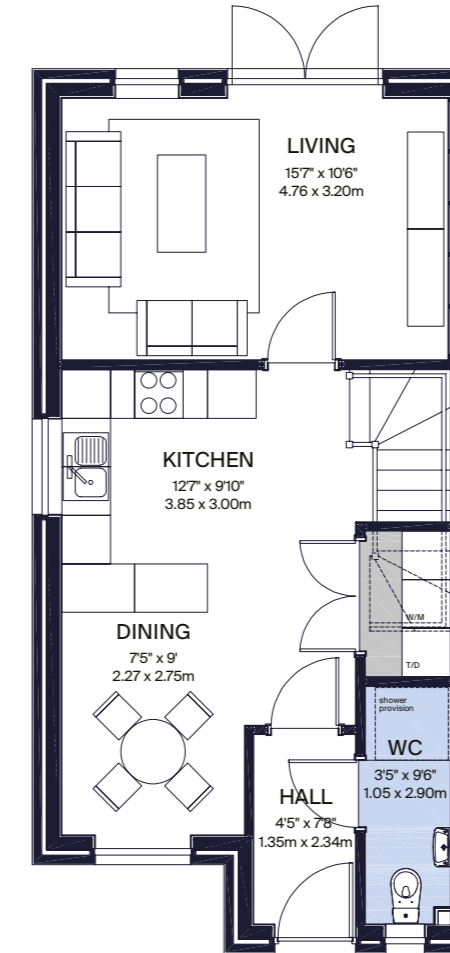
Semi Detached – Plots 9, 10, 11, 15 & 16



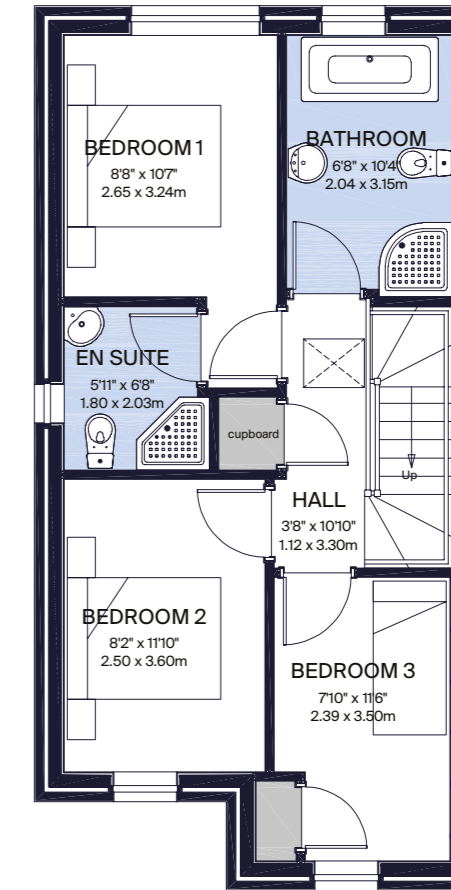
Plots 9, 10, 11, 15 & 16

Approximate Gross Internal Floor Area
995 sq ft / 92.50 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



GROUND FLOOR



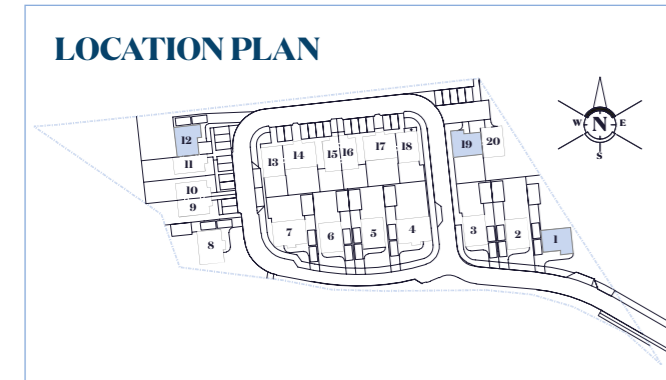
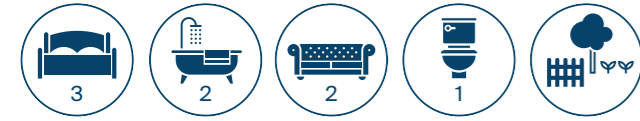
FIRST FLOOR



HOUSE TYPE B

These houses provide ample living space for family life and entertaining; available as both detached and semi detached homes. The free flowing kitchen diner can be opened or closed to the substantial living space via double doors, there is a further snug room perfect for families or an at home office. Also with separate utility and guest WC. The first floor hosts a wonderful principal suite with dressing room and en suite along with two further generous double rooms and a family bathroom.

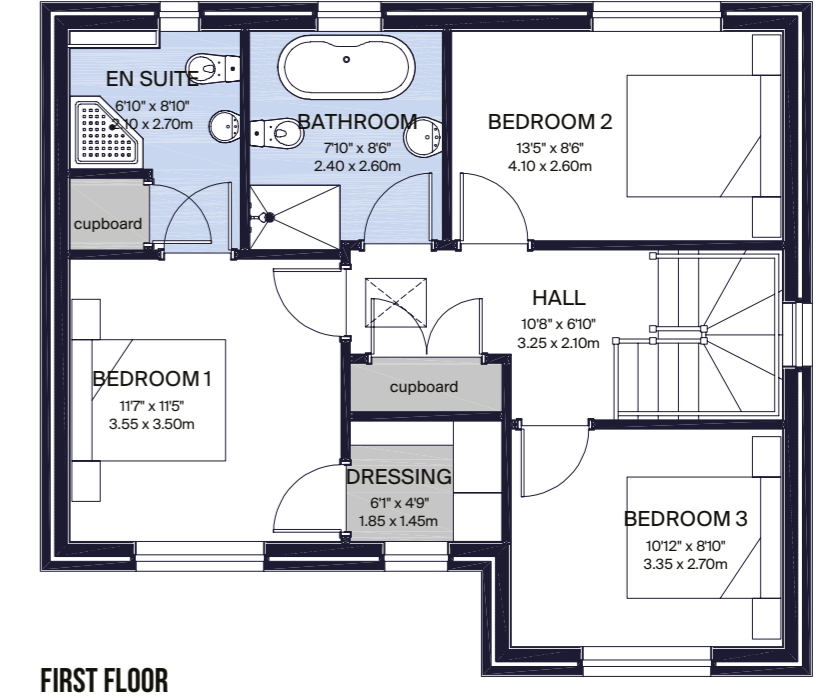
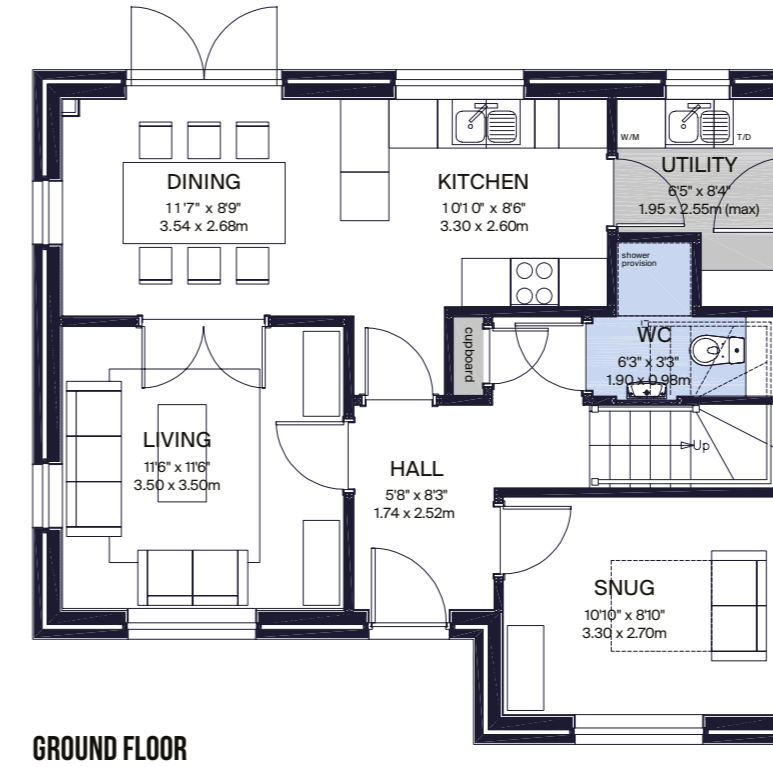
Detached - Plot 1
Semi Detached - Plots 12 & 19



Plots 1, 12 & 19

Approximate Gross Internal Floor Area
1290 sq ft / 120 sq m

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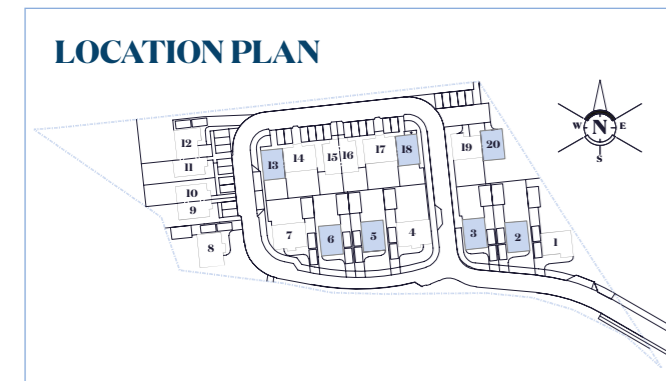
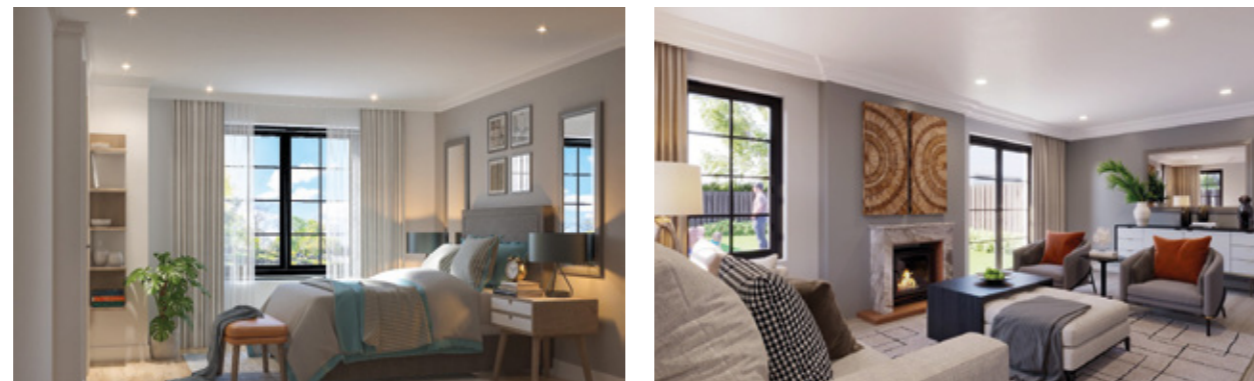


HOUSE TYPE C

These idyllic family homes are entered via a large welcoming hall leading to the kitchen/diner, separate living space and cloakroom perfect for visitors. Accessed via a smart staircase the first floor accommodation comprises of a generous principal bedroom with en suite overlooking the private rear garden, two further bedrooms and large family bathroom.

This house type is available as both detached and semi-detached homes.

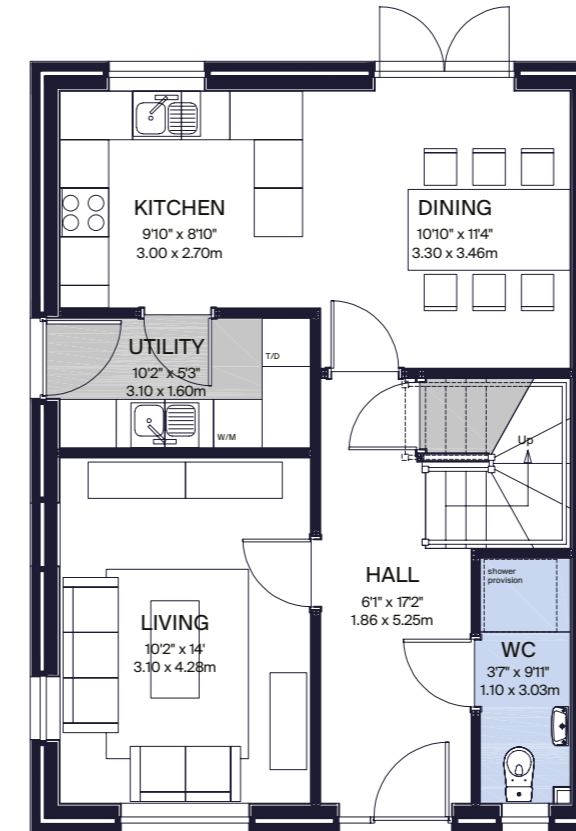
Detached – Plots 2, 3, 5 & 6
Semi Detached – Plots 13, 18 & 20



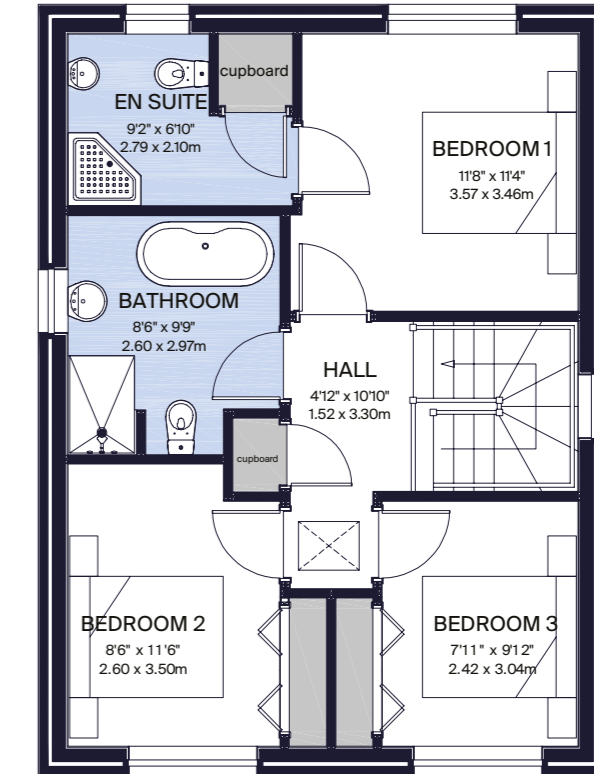
Plots 2, 3, 5, 6, 13, 18 & 20

Approximate Gross Internal Floor Area
1180 sq ft / 109.60 sq m

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GROUND FLOOR



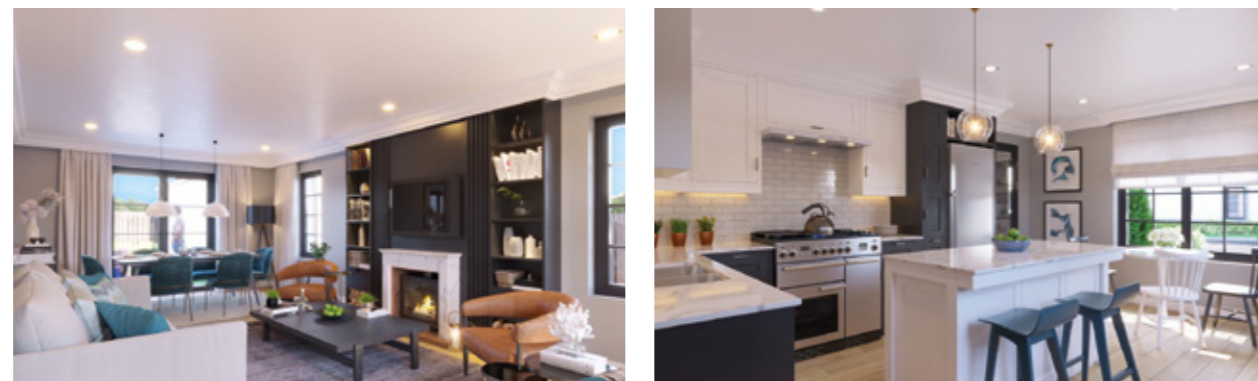
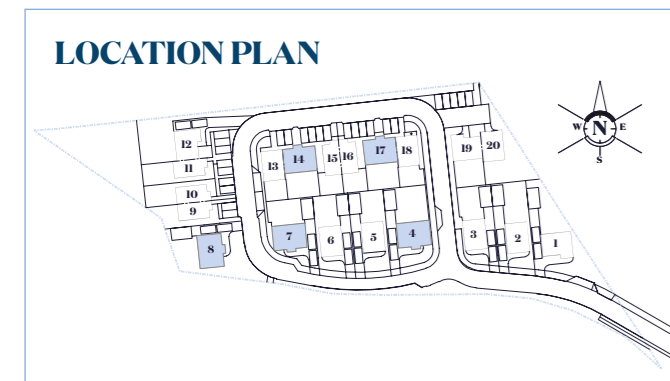
FIRST FLOOR



HOUSE TYPE D

These large four bedroom; are available as both detached and semi detached homes. These homes offer owners a large kitchen dining area with separate utility room and WC, directly adjacent through the wide corridor lies the impressive living space through double doors with a stunning fire place as the focal point and direct access to the garden. The first floor accommodation comprises of a bright principal bedroom with en suite, three further double bedrooms and a large family bathroom. Outside the properties boast sizeable private gardens.

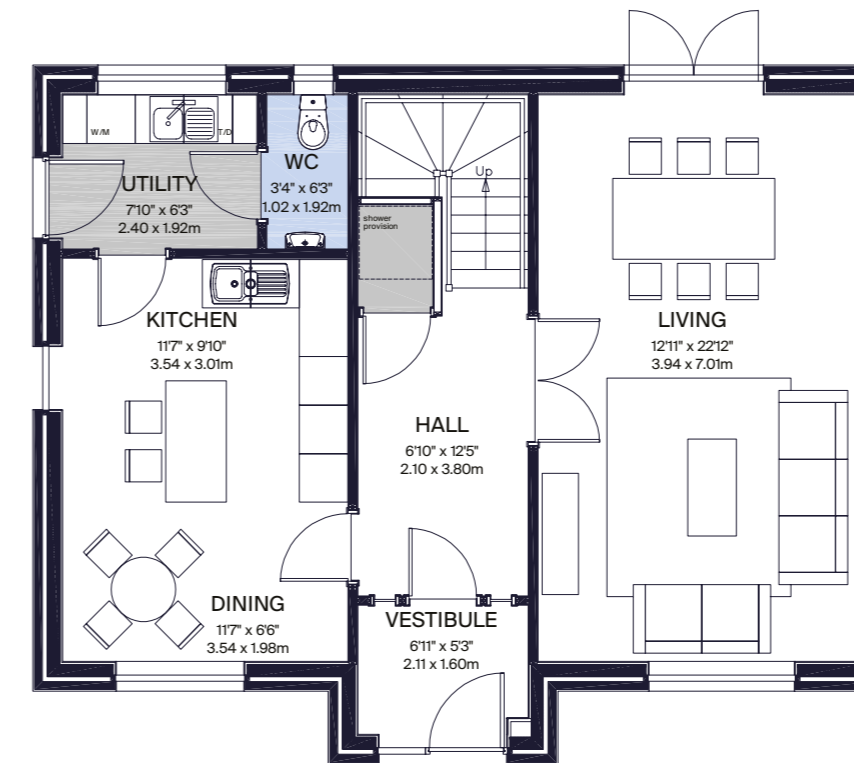
Detached – Plots 4, 7, & 8
Semi Detached – Plots 14 & 17



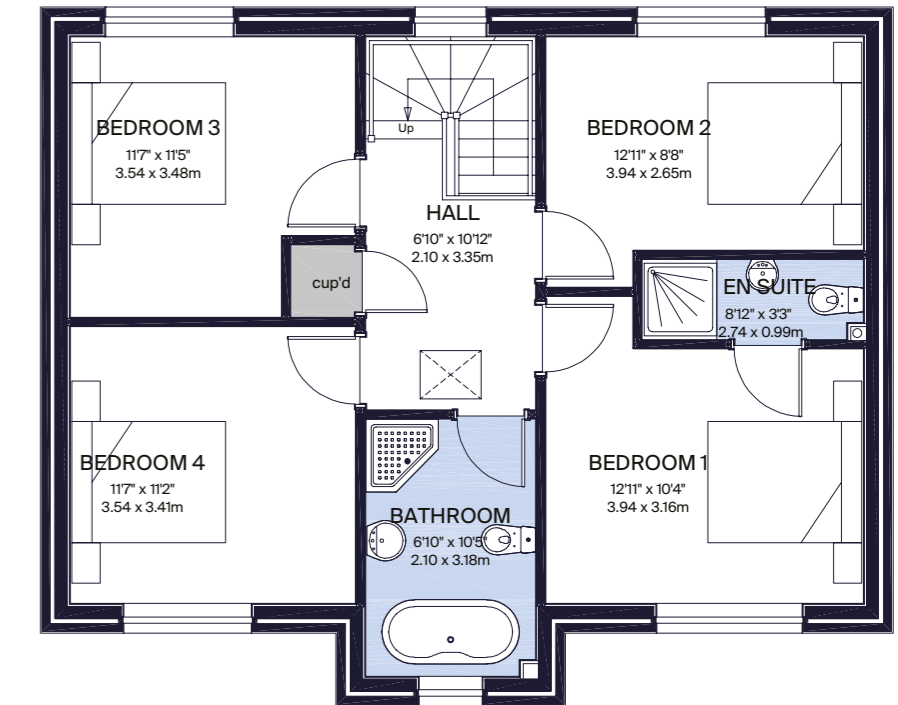
Plots 4, 7, 8, 14 & 17

Approximate Gross Internal Floor Area
1520 sq ft / 141.4 sq m

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GROUND FLOOR



FIRST FLOOR



Specification

Construction

Constructed using the most up to date structurally insulated panels system, meaning a much higher air tightness and insulation performance than traditional building systems 7 times stronger than a traditional frame building and 3 times stronger brick and block build with great environment credentials.

Kitchen

- High quality Italian Kitchens from CASA LUBE, <https://www.casalube.co.uk/>
- Option of Kitchen finishes and worktops*
- 22mm Thick kitchen Doors
- Upgrades to Siemens appliances available
- Upgrades to Hansgrohe Taps available
- High specification integrated appliances and white goods

- High quality white painted Staircases and Balustrades
- Option to upgrade Stair Stringers and Balustrade to white Oak*
- Choice of flooring throughout (various cost brackets)*

Electrical

- Low energy lighting fitted throughout.
- Spotlights in kitchen and bathroom areas
- Pendants in bedrooms and landings
- Optional extra of solar panel install*

Bathrooms & En Suite

- High quality sanitaryware RAK Ceramics
- High quality taps, showers and fittings
- Towel radiators
- High quality, imported Italian tiling to walls and floors (option to select tiling choices)
- Option to upgrade to fully Tiled Walls and Floors*

Plumbing & Heating

- Ground Source Heat Pump - the private residential development ground source district heating system installed in Scotland (by Kensa)
- More information on this here: <https://www.kensaheatpumps.com/ground-source-heat-pump-comparisons/>
- Towel radiators in bathroom and en suite
- Future provision for ground floor shower

Decoration & Finishes

- High quality painted finish to internal walls, ceilings, and woodwork
- High specification White Painted Internal doors, skirtings and architraves
- Stainless steel ironmongery
- Option to upgrade Internal doors, Skirting and Architraves to White Oak*

Security & Safety

- Heat and smoke detectors throughout

Garage /Driveway/ Dedicated/Parking Space

- Dedicated Permeable block paving driveway/Spaces
- Option for Detached Garages with selected plots*
- Garages are brick built and rendered, with a pitched tiled roof and matched UPVC Doors. All garage finishes to match your house

Externals

- Double glazed doors to rear terrace area
- 1.8m slatted screen fence to side and rear boundary Slabbed pathways
- High performance UPVC double glazed windows

Storage

- Large cupboards across ground and first floor

Factoring & Warranty

- Factoring provided on site by Park Property Management
- Each home comes with a 10 year structural warranty from Build zone.

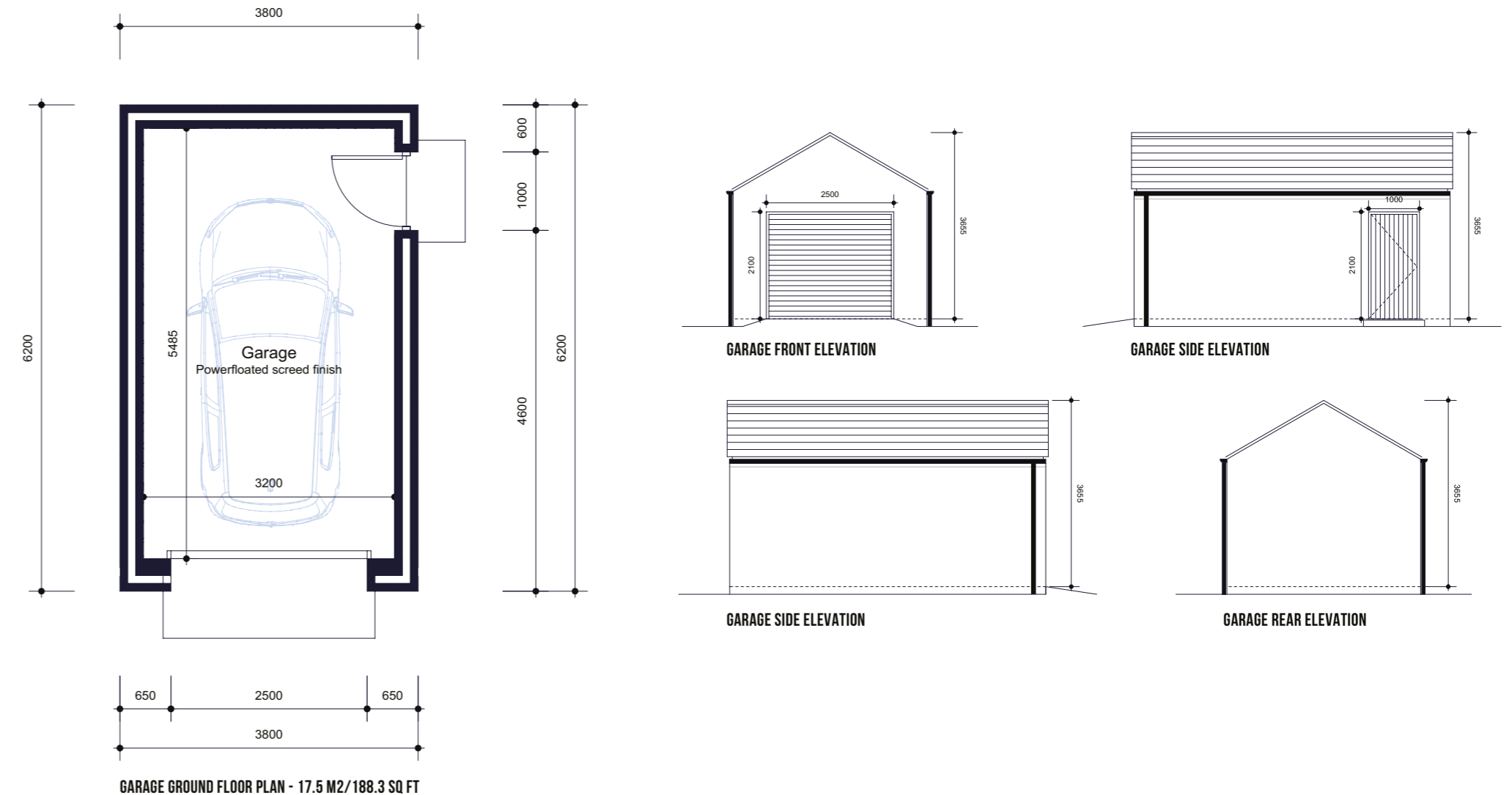
Environmental & Sustainability

- Ground source heat pump is a low carbon heating system, and does not require a separate gas boiler. 80% saving on emissions versus gas. As per this article <https://www.kensaheatpumps.com/>
- The houses have a predicted EPC rating of B
- Very efficient hot water and heating, due to heat pump technology and highly insulated buildings
- SIPs as opposed to more carbon intensive traditional construction method.
- <https://www.sipsecopanel.co.uk> more information can be found at the manufacturer's website
- Future proofed ahead of planned discontinuation of gas provision within Scotland

*See details on Page 17

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Optional Garages Available to Plots 1, 2, 3, 4, 5, 6, 7 & 8



Contacts.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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