

HASTIN<sup>LEGAL</sup>&S



Cairnfield

Gordon, TD3 6JT

Offers Over £185,000







Cairnfield is a striking period home in the heart of this active village community with convenient commuter links offering a super alternative to city living





Cairnfield is a charming period property offering a rare opportunity to create a characterful home at the heart of a well-established and active village community. Steeped in history-including a former life as the village shop-this unique home presents exciting scope for modernisation and personalisation, with excellent potential throughout.

Ideally located for those seeking a quieter lifestyle without sacrificing connectivity, the property benefits from convenient road and rail links for commuters. Families will also appreciate the presence of a local primary school and inclusion in the catchment area for the highly regarded Earlston High School.

Inside, the home boasts generous proportions typical of its era. The ground floor features a kitchen with a cosy adjoining sitting room, a large lounge that could also serve as a fourth bedroom or additional living space if desired, a large under stair storage cupboard and a practical ground floor cloakroom with WC.

Upstairs, three light-filled and well-sized double bedrooms are complemented by a family bathroom, making this a flexible and accommodating home for a range of buyers.

To the rear, a sunny and low-maintenance courtyard offers private parking for two to three vehicles and an ideal spot to relax outdoors without the upkeep of a large garden.

## LOCATION

Gordon village has a church and pub together with an excellent small primary school with nursery which falls within the catchment area of the renowned Earlston High School. The nearby towns of Earlston and Kelso offer a good range of shops and services with Edinburgh a very commutable 45 minutes' drive away or 40 mins by train via the nearby Tweedbank Station.

## HIGHLIGHTS

- Traditional period home
- Spacious internal proportions
- Scope for upgrading and modernisation
- Space for extension if desired
- Low maintenance courtyard garden
- Private off street parking

## ACCOMMODATION SUMMARY

Entrance Hall, Sitting/Family Room, Kitchen, Lounge/Bedroom Four, Cloakroom, Three Double Bedrooms and Bathroom

## SERVICES

Mains water, electricity and drainage, Largely double glazed. Electric heating. Open fire within the lounge and a log burning stove within the sitting/family room

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating F

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £185,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





