

Kelso

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4 Hyndsidehill Cottages, Gordon

TD3 6LY

Guide Price £395,000



Accessed via an impressive gated entrance, 4 Hyndsidehill Cottages is a true hidden gem; occupying a quiet and extremely private setting yet just off the A697 providing quick and easy access to routes both north and south bound. Set upon expansive and immaculately maintained gardens, the property has been thoughtfully extended in the past to enhance the living accommodation; now providing a generously proportioned and versatile layout with the mezzanine level above the main lounge a particularly impressive focal point. The entire property is presented in excellent order and, as such, is truly ready to move into having been meticulously maintained by the current owner. Externally, the property boasts a variety of notable features such as an attractive detached sun room, external office with store room, a kennel, workshop, sheds, and the added benefit of a large drive ensuring parking for several vehicles.



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Ground Floor:
Entrance Porch
Reception Room
Lounge/Dining Room
Dining Kitchen
Study Area
Shower Room
Internal Hall

First Floor:
Mezzanine Bedroom
Two Further Bedrooms
Bathroom

Oil fired central heating
Underfloor heating in the entrance porch & downstairs shower room
Double Glazing



Location

The property benefits from a rural yet accessible location just off the A697, with the nearby village of Westruther and the town of Lauder within comfortable reach. Both provide primary schooling, whilst Westruther has a local pub, with Lauder providing more comprehensive facilities including local shops, post office, nursery, golf club and bowling club. Further facilities and amenities are available in the nearby towns of Earlston and Kelso. The property is within the catchment area for the highly acclaimed Earlston High School which is consistently one of the top performing high schools in Scotland. The ease of access to routes both north and south bound makes this the ideal location for those seeking a quiet pace of life yet still within touching distance of more comprehensive amenities. In addition to this, good rail and bus links to Edinburgh make this property perfectly situated for those looking to commute with relative ease.

Description

Access to the property is via a gated entrance which leads into the large gravelled drive providing convenient parking for several vehicles. One is immediately struck by the well maintained gardens which surround the property, in addition to the various elements of the outside space which provide plenty of opportunities particularly for those who work from home, or who may wish to run a business. A substantial detached sun room is the perfect spot from which to enjoy outlooks over the garden and would also be ideal for entertaining. An external office provides space away from the home in which to work; with a useful store area off, and there are kennels which again could be used for a variety of different purposes.

The property itself is accessed via an impressive entrance vestibule, large enough for furniture and storing outerwear, and which benefits from underfloor heating creating a very welcoming feel. This in turn leads into the main reception room which boasts a multi-fuel stove and access to the mezzanine floor which is currently used as a bedroom. Also at ground level is a further lounge/dining room which is conveniently positioned off the kitchen; as well as there being a downstairs shower room and a study area. A flight of stairs leads up to two further bedrooms and a well appointed bathroom.

The entire property has been meticulously maintained by the present owner and is presented in excellent order, ensuring it is ready to move into.

Properties in this type of location, and of this unique nature, are a rare find therefore early viewing comes highly advised.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Some items of garden decor will not be included in the sale and can be detailed by the owner.

Services

Private drainage to septic tank, mains electricity and water. Oil fired central heating with underfloor heating in the entrance porch and downstairs shower room. Double Glazing.

EPC Rating

D

Council Tax Band

D

Viewings

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

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Opening Hours:
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Approximate Gross Internal Area = 163.7 sq m / 1762 sq ft

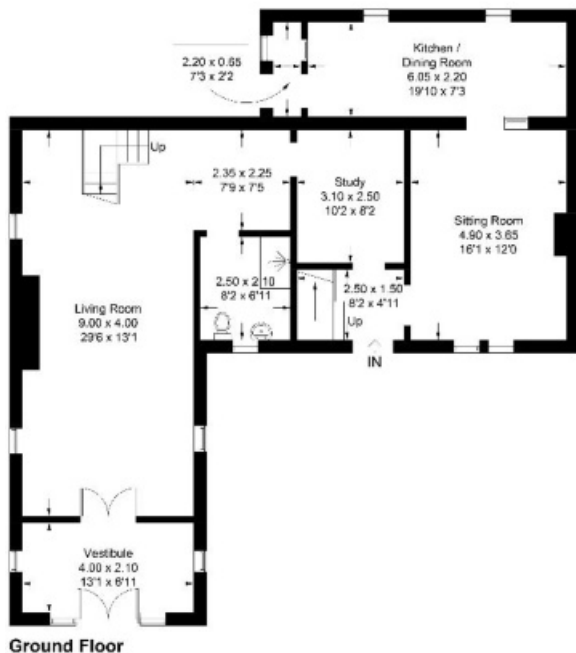


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1204609)

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.