

Melrose

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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Rowanlea, Gordon, TD3 6JU

Guide Price £165,000



Rowanlea sits just outside the popular village of Gordon, enjoying a lovely rural setting and an excellent degree of privacy. The property does require a complete upgrade and to be fully modernised, but does offer tremendous potential to those searching for a development opportunity with scope to completely improve to ones own taste. The layout is surprisingly well proportioned, is all on one level, and benefits from a floored attic. Outside, there are generous gardens, mainly set to the front of the property, a garage, parking area, and outhouses.



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Ground Floor
Vestibule
Entrance Hall
Sitting Room
Dining Room
Family Room
Kitchen
Two Double Bedrooms
Bathroom

Floored Attic

Oil fired central heating

Good sized gardens
Garage
Outbuildings



Location

The popular village of Gordon has a good range of local amenities including a pub, village hall, church and bowling club. More comprehensive facilities are available in nearby towns of Earlston and Kelso. Gordon has an excellent primary school and nursery and is within the catchment area for the highly acclaimed Earlston High School which is consistently one of the top performing schools in Scotland. The ease of access to many of the main arterial routes makes this a good location for the commuter seeking a quieter lifestyle. Eastbound and coastal towns are easily reached, with Berwick Upon Tweed having a mainline railway station.

Fixtures & Fittings

The sale shall include all carpets and floor coverings (where laid), light fittings, and the kitchen and bathroom fittings.

Services

Mains water and electricity. Drainage to a septic tank. Oil fired central heating.

EPC

G

Viewings

By appointment with the Selling Agent

Council Tax Band

D

Entry

By mutual agreement



**Interested in this property?
Call 01896 822796**

Property Shop, 7 Market Square,
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Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft

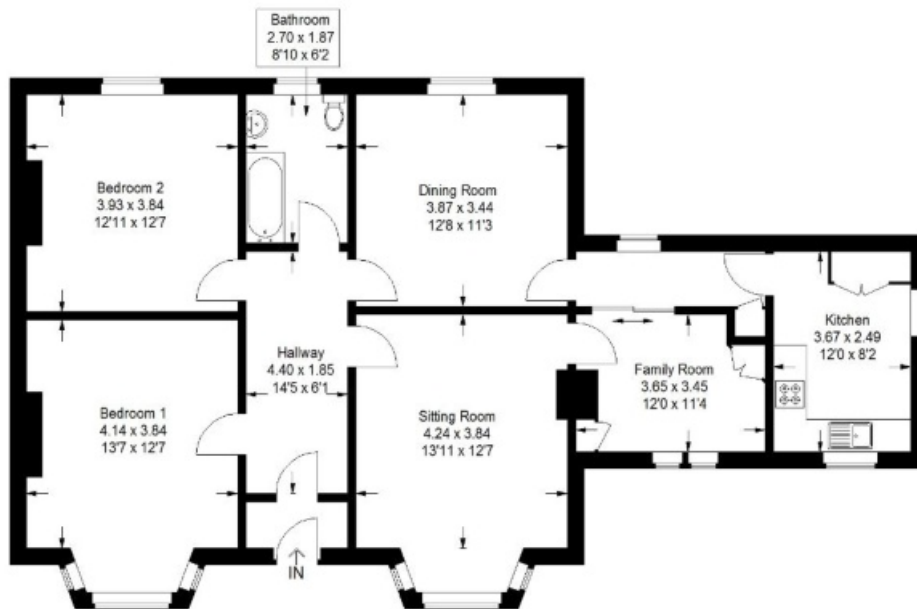


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078098)

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