

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**47 Main Street,  
Gordon, TD3 6JN**

**Guide Price £125,000**



47 Main Street is a quaint detached cottage located in the heart of the popular village of Gordon, with most amenities and facilities just a short distance on foot. The property would ideally suit those searching for an affordable starter home and has scope to improve to ones own taste, with plenty of potential, and boasts a comfortably proportioned layout. Of particular note is the large garden which extends some way to the rear and enjoys lovely open views over the surrounding countryside. To the front of the property there is unrestricted on street parking.



# 47 Main Street, Gordon, TD3 6JN

Guide Price £125,000

Ground Floor:  
Entrance Hall  
Lounge with patio doors & wood burning stove  
Kitchen  
Bathroom

First Floor  
Two Double Bedrooms

Large private garden

Electric Heating  
Double Glazing

## Location

The popular village of Gordon has a good range of local amenities including a pub, general store, village hall, church and bowling club. More comprehensive amenities are available in the 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 and Fittings

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

## Services

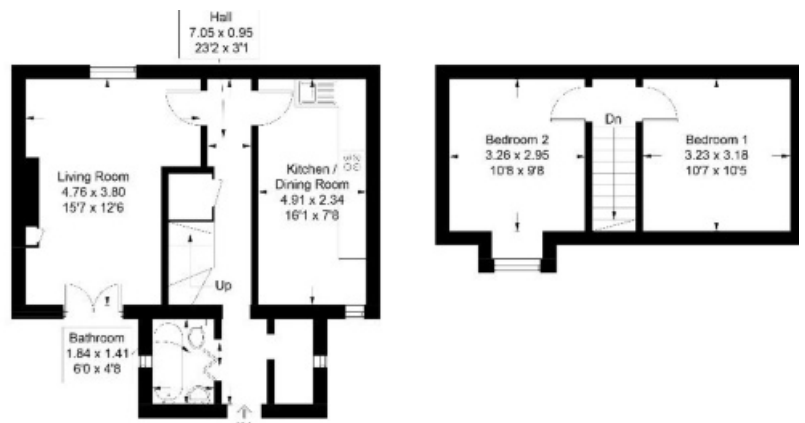
Mains drainage, water, and electricity. Double Glazing. Electric Heating.

## EPC

E

## Council Tax

B



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Kelso Call 01573 400399**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482

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.

Full members of:

