

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

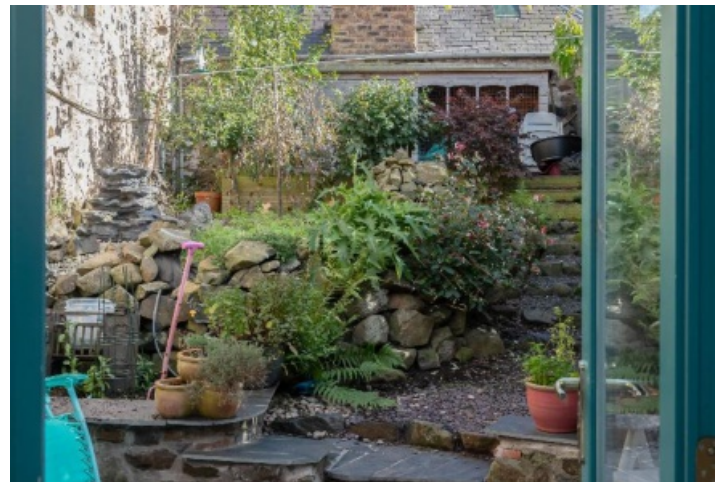
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Taigh Na Gaoithe Briste, Kelso Road, Gordon

TD3 6JR

Guide Price £170,000



Taigh Na Gaoithe Briste is a truly unique property, located in the heart of the popular village of Gordon with all the good amenities on offer within the village on the doorstep. The property was completely renovated and restored from an old coach house in 2017 to provide modern living while still retaining its original character. Ideally placed for the commuter, with access to Edinburgh city centre in less than an hour, the property offers versatile and flexible accommodation to suit many different purchasers. Presented in very good order throughout, the accommodation comprises: Large lounge with pull-down double bed and multi-fuel stove, kitchen, wet-room, sun room, large double bedroom with en-suite shower room, climbing wall and mezzanine level accessed via a spiral staircase. Externally, there is a lovely enclosed sun-trap garden to the rear which is stocked with herbs and fruit trees. This property is one that really must be viewed to fully appreciate all it has to offer.



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Lounge
Kitchen
Sun Room/Second Bedroom
Wet Room
Double Bedroom with Climbing Wall
En-Suite Shower Room
Mezzanine Level

Electric Heating
Enhanced Double Glazing

Enclosed Garden to Rear
Large Shed



Location

The property is located in the popular village of Gordon. Gordon has a good range of local amenities including a pub, general store, village hall, church, bowling club football club, parent and toddler group and café. The property is located opposite the play park, football pitch, tennis courts and bowling club and just a short walk from Gordon Community Woodland. 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 high schools in Scotland. The ease of access to the A68 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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric heating, enhanced double glazing.

EPC

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

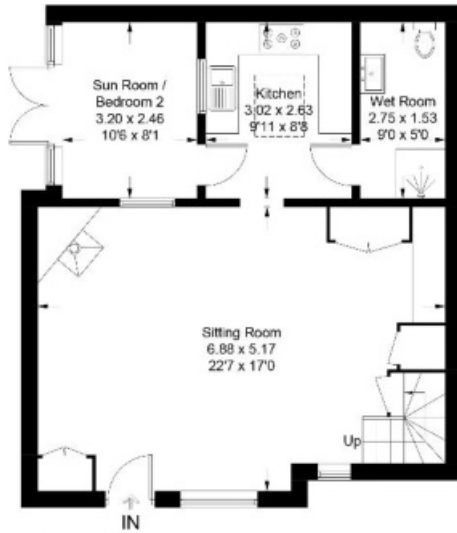
Also At:

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
Annan,	Tel 01461 202 866/867



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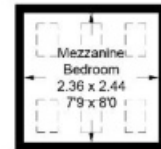
Approximate Gross Internal Area = 92.7 sq m / 998 sq ft
Mezzanine = 5.7 sq m / 61 sq ft
Total = 98.4 sq m / 1059 sq ft



Ground Floor



First Floor



Mezzanine

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1127459)

Full members of:



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.