

**Kelso**

Call 01573 400399



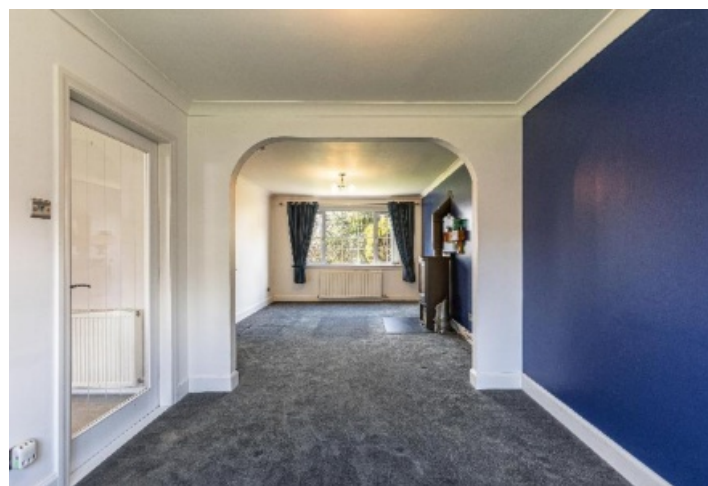
**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 1 Sunnybraes, Gordon, TD3 6LN

**Guide Price £290,000**



1 Sunnybraes is an attractive detached family home which sits on the corner of a quiet residential cul de sac, centrally located in the popular town of Gordon. The property opens out to provide a spacious and well planned layout which would perfectly suit those searching for an easily managed family home, and is in very good order throughout. The living space is especially generous with a large lounge/dining room, and a well appointed dining kitchen which creates the ideal focal point for the family, whilst a downstairs bedroom/office adds a good degree of flexibility. Upstairs, there are three further bedrooms with the spacious master boasting an en-suite shower room. The property benefits from gardens to the front, side and rear whilst a drive and garage ensure there is ample private parking, as well as there being additional parking within the cul de sac.





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Ground Floor:  
Entrance Hall  
Lounge/Dining Room  
Dining Kitchen  
Utility Room  
Ground Floor Bedroom/Office  
Downstairs WC

First Floor:  
Master Bedroom with En-Suite  
Two Further Double Bedrooms  
Bathroom

Easily maintained gardens  
Garage  
Drive





### 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 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 and the railway station at Tweedbank, providing access to Edinburgh, is only 13 miles away.

### Fixtures & 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. LPG gas.

### EPC

E

### Viewings

By appointment with the Selling Agent

### Council Tax Band

E

### Entry

By mutual agreement





**Interested in this property?**  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Jedburgh,	Tel 01835 863 202
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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 = 159.3 sq m / 1715 sq ft

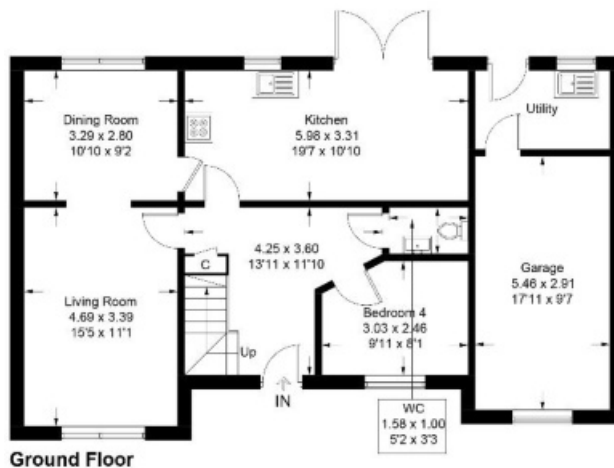


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130386)

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.