

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3 East Gordon Farm Cottages, Gordon, TD3 6JY

Guide Price £145,000



This charming rural cottage is situated just a short drive from the nearby village of Gordon, and is well placed for travel to many of the principal towns and villages in the region. Featuring three bedrooms, including a ground-level room adaptable as a dining room or bedroom, it provides flexibility for various different styles of living and is presented onto the market in good order throughout. Enjoying picturesque countryside views and a generous, enclosed rear garden, ideal for relaxation and outdoor activities. Convenient off-road parking completes this inviting property.



3 East Gordon Farm Cottages, Gordon, TD3 6JY

Guide Price £145,000

Ground Floor:
Entrance Hall
Lounge
Dining Room/Third Bedroom
Kitchen
Bathroom

First Floor:
Two Double Bedrooms

LPG fired central heating system
Double Glazing

Enclosed Garden
Off road parking



Location

The cottage is situated around 1 mile outside the nearby village of Gordon which has a good range of local amenities including a pub/restaurant, 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.

Fixtures & Fittings

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

Services

Mains water and electricity. Private drainage. Gas central heating. Double Glazing.

EPC

F

Council Tax Band

B

Viewings

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



3 East Gordon Farm Cottages, Gordon, TD3 6JY

Approximate Gross Internal Area = 80.3 sq m / 864 sq ft

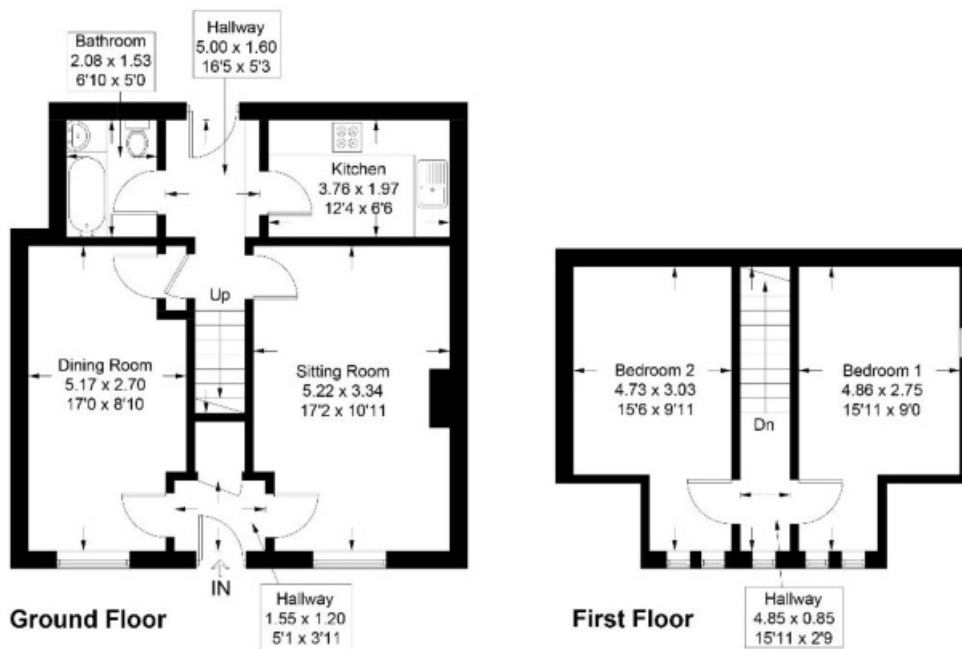


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171754)

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.