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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 16 Station Road, Gordon

TD3 6LR

**Guide Price £59,500**



Offered at £5,500 below HR value 16 Station Road is a comfortably proportioned 1st floor flat, located in a the popular & convenient village of Gordon, which is within very easy walking distance of all the good amenities on offer. The property would benefit from a degree of upgrading & modernisation but offers lots of potential & would be ideal as an easily managed home, holiday let or rental investment.



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TD3 6LR

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Internal Stairs  
Hall  
Lounge  
Kitchen  
Two Double Bedrooms  
Shower Room

LPG Gas Central Heating  
Double Glazing

Garden to Side & Rear  
Outhouse

#### 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 Earlstoun and Kelso. Gordon has an excellent primary school and nursery and is within the catchment area for the highly acclaimed Earlstoun 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. The Waverley Rail Link at Tweedbank is 14 miles from Gordon and Heriot Watt University in Galashiels is a 25 minute drive.

#### Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

#### Services

Mains drainage, water, LPG gas and electricity. LPG gas central heating, double glazing.

#### EPC

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#### Viewing

Strictly by appointment with the Selling Agent.

#### Entry

By mutual agreement.



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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:

