

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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20 Murrayfield, Gordon, TD3 6LW

Guide Price £120,000



20 Murrayfield is an attractive terraced property located in the popular village of Gordon, located just a short walk from the nearby primary school and enjoying a quiet cul de sac setting. The property has been tastefully refurbished by the present owner and would make the perfect property for those seeking a starter home which is ready to move into. Of particular note is the modern open plan lounge/kitchen which creates the perfect living space and benefits from a multi-fuel stove which also serves the central heating. Upstairs, there are two generous bedrooms and a modern, well appointed bathroom. Outside, there are gardens to the front and rear, the latter of which enjoys an excellent degree of privacy.



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Ground Floor
Entrance Hall
Open Plan Lounge/Kitchen

First Floor
Two Double Bedrooms
Bathroom

Multi-fuel heating served by the stove in the lounge
Double Glazing

Good sized gardens to the front & rear



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 high 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 & Fittings

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

Services

Mains drainage, water and electricity. Multi-fuel central heating. Double Glazing.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

A

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

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Kelso, TD5 7HL
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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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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 74.8 sq m / 805 sq ft

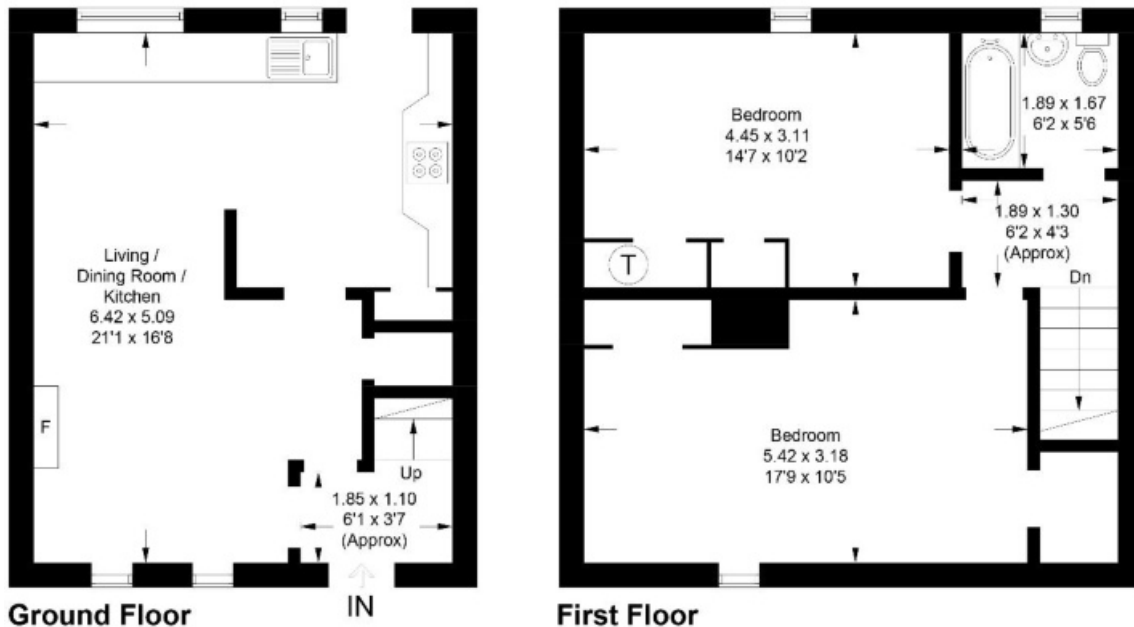


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049576)

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.