

Kelso

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SOLICITORS & ESTATE AGENTS

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The Dykes, Manse Road, Gordon, TD3 6LS

Guide Price £275,000



The Dykes, is a delightful detached three-bedroom family home, presented in immaculate condition offering generous, versatile living space in the peaceful and picturesque village of Gordon. Beautifully maintained throughout, the property features a bright and spacious lounge, a modern, well-appointed kitchen, sitting room and three comfortable bedrooms, perfect for family living or those seeking a quieter pace of life. The home is ready to move into, with stylish finishes and a welcoming atmosphere. Surrounding the property are well-kept garden grounds, providing ample outdoor space. A large driveway completes the property, offering plenty of off-street parking. Tucked away in a tranquil location yet within easy reach of local amenities and transport links, this property offers the perfect balance of countryside charm and everyday practicality. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.



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Ground Floor:
Hall
Lounge
Dining Kitchen
Utility Room
Sitting Room
Bedroom
Shower Room
Rear Porch

First Floor:
Landing
Two Large Double Bedrooms
Bathroom

Oil Fired Central Heating
Double Glazing

Surrounding Garden Grounds
Large Timber Shed
Outhouse
Driveway



Location

The popular village of Gordon has a good range of local amenities including a pub, 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. Oil Fired Central heating

EPC

D

Council Tax Band

E

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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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 = 156.0 sq m / 1679 sq ft

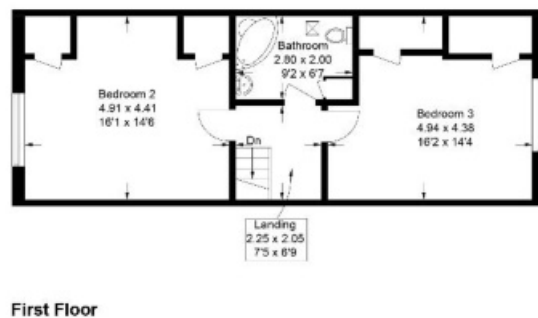


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co.uk (ID?????)

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.