

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**Leitvale,
Eden Road,**
Gordon, TD3 6JT

Guide Price £190,000



Situated in the sought-after village of Gordon, this attractive mid-terraced property, offers a wonderful blend of period charm and modern convenience. The spacious accommodation comprises a large lounge/dining room complete with a feature fireplace, ideal for both relaxing and entertaining. A generously sized dining kitchen leads through to a bright conservatory, providing additional versatile living space. The ground floor also benefits from a shower room and a separate study. Upstairs, there are three well-proportioned double bedrooms and a family bathroom. Externally, the property boasts a low-maintenance rear garden, along with the added bonus of a detached studio, offering excellent potential as a home office, workshop, or hobby room. On-street parking is available to the front of the property. This delightful home is full of character and offers flexible accommodation in a popular location. Early viewing is highly recommended.



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Ground Floor:
Entrance Vestibule
Lounge/Dining Room
Hall
Study
Shower Room
Dining Kitchen
Conservatory

First Floor:
Landing
Three Double Bedrooms
Large Storage Cupboard
Bathroom

Oil Fired Central Heating
Double Glazing

Rear Garden
Workshop/Studio
On-Street Parking



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

E

Council Tax Band

D

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement

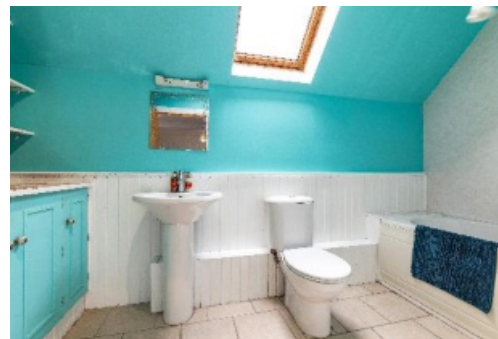


**Interested in this property?
Call 01573 400399**

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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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Selkirk, Tel 01750 723 868
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Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1225650)

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.