

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



Corriegills, Main Street

Gordon, TD3 6JW

Offers Over £195,000



Situated in the heart of Gordon, this beautifully presented terraced cottage is a true hidden gem - deceptively spacious and thoughtfully designed, with a layout that can be easily adapted to suit individual lifestyles. A welcoming dining hall creates an immediate sense of warmth and sociability as you enter, setting the tone for the rest of the home. The charming lounge, complete with a wood burning stove, offers a cosy retreat, while the beautifully modern kitchen flows seamlessly into the conservatory at the rear - an ideal spot for relaxing, dining or simply enjoying views over the garden. The ground floor also includes a well appointed bedroom and shower room, providing excellent potential for future ground level living. Upstairs, a generous double bedroom offers a peaceful and private space. The gardens are a standout feature, extending impressively to the rear and maintained to an exceptional standard. A detached summerhouse - complete with its own wood burner - provides a versatile additional space for work, hobbies, year round relaxation or even guests. The garden further includes a tranquil pond, a pleasant lawned area, and a covered outdoor seating space perfect for entertaining or unwinding outdoors. A charming, flexible home with beautifully kept gardens and a wonderfully inviting feel - a rare find in such a central village location.



Corriegills, Main Street

Gordon, TD3 6JW

Offers Over £195,000

Ground Floor
Entrance Hall/Dining Area
Lounge
Kitchen
Conservatory
Double Bedroom
Shower Room

First Floor
Double Bedroom

Beautifully kept gardens
Summerhouse with log burner



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 water and electricity. Air source heat pump. Double glazing. Solar panels.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

B

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
Tranent,	Tel 01875 611211



Corriegills, Main Street, Gordon, TD3 6JW

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co @ (ID1305433)

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.