

Kelso

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Land Adjacent to Laidlaws

Spottiswoode, Gordon, TD3 6NQ

Guide Price £150,000



A superb opportunity to create a bespoke countryside home in one of the Borders' most peaceful and picturesque rural settings. This generous plot at Spottiswoode extends to around 0.6 acres, offering an excellent canvas for a substantial family property with planning permission currently pending for a fivebedroom detached home. Set amidst rolling farmland and open countryside, the location balances tranquility with convenience. Nearby villages including Westruther, Gordon and Lauder provide everyday amenities, local shops and primary schooling, while the plot also falls within catchment for the highly regarded Earliston High School. Road links place the wider Borders towns within easy reach, making this an appealing choice for families, commuters or anyone seeking a rural lifestyle without isolation. With its attractive setting, generous proportions and strong educational catchment, this plot presents an exciting prospect for those looking to build a dream home in a truly lovely part of the Scottish Borders.



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Situation

The plot is situated some 2 miles west of the settlement of Westruther and is also convenient for the towns of Gordon and Lauder, all providing local primary schooling, village pubs and day to day shopping amenities. The plot lies within the catchment of the highly regarded Earlston High School and is located around 25 miles south of Edinburgh city bypass via the A697.

Planning Consent

Full details of the planning consent, which is pending, can be found on the Scottish Borders Planning Portal using reference 21/01203/PPP.

Services

Electricity and water are understood to be nearby. The purchaser would have shared liability for any private road.

Viewing

Visit site or to request further information please contact our Kelso office on 01573 400399.



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