Kelso
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CULLEN KILSHAW
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15 Station Road, Gordon, TD3 6LR

Guide Price £120,000



Situated within the popular village of Gordon, this well-proportioned two-bedroom property offers an excellent opportunity for first-time buyers, downsizers or those seeking a home within a well-connected village setting. The accommodation is arranged over two floors and comprises an entrance hall, living/dining room, kitchen and a useful side vestibule providing additional storage, with potential to be converted into a separate utility area. On the first floor, there are two good-sized double bedrooms and a bathroom. Externally, the property benefits from enclosed garden grounds to both the front and rear. Off-street parking is available to the rear, whilst there is also potential to create additional parking to the front, subject to the necessary planning consents. Viewing is highly recommended to appreciate the accommodation and potential on offer.



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Ground Floor:
Hall
Living/Dining Room
Kitchen
Vestibule with Storage

First Floor:
Landing
Two Double Bedrooms
Bathroom

Night Storage Heating
Double Glazing

Front & Rear Garden
Off-Street Parking





Location
The popular village of Gordon offers a good range of local amenities, including a pub, village hall, church and bowling club. More comprehensive amenities can be found in the nearby towns of Earlston and Kelso.

Gordon benefits from an excellent primary school and nursery and falls within the catchment area for the highly regarded Earlston High School, which is consistently recognised as one of the top-performing schools in Scotland.

The village is ideally placed for commuters, with easy access to the A68, while offering the appeal of a quieter village lifestyle. The east coast and surrounding towns are also easily accessible, with Berwick-upon-Tweed offering a mainline railway station. Tweedbank railway station, providing connections to Edinburgh, is approximately 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. Night Storage Heating.

EPC
E

Council Tax Band
A

Viewing
By appointment with the Selling Agent

Entry
By mutual agreement









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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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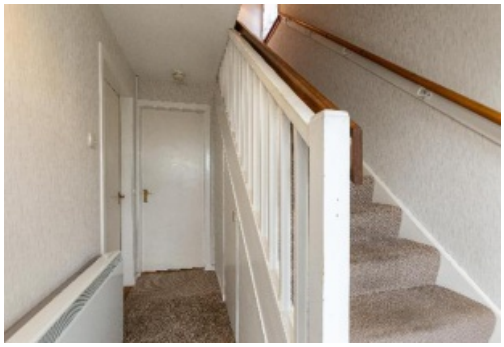






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Approximate Gross Internal Area
77.6 sq m / 835 sq ft

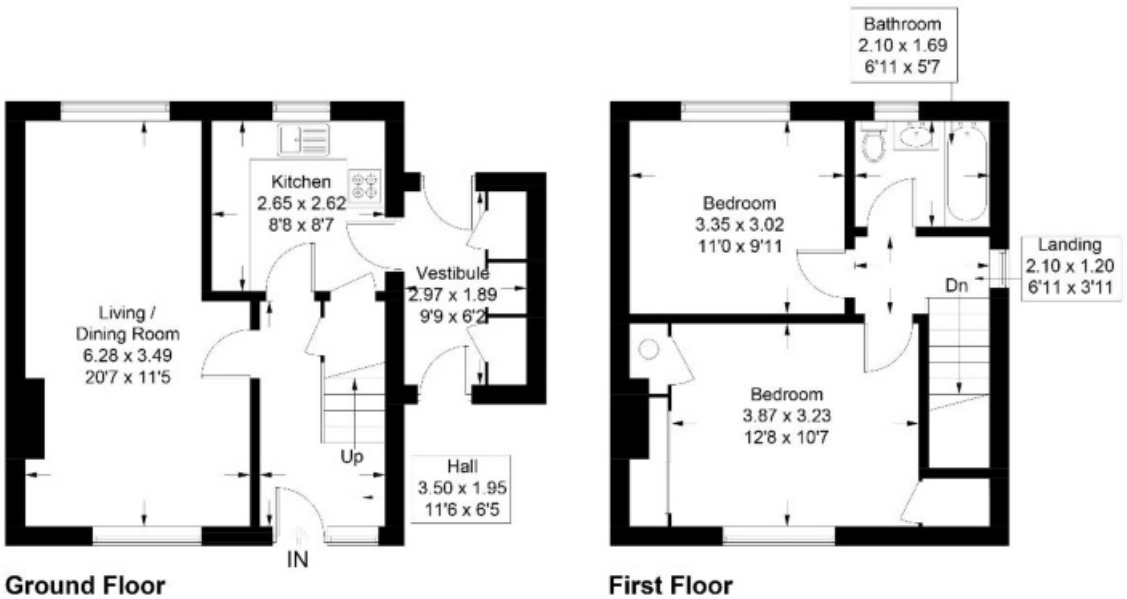

Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1350100)

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.