



3 East Mains Farm Cottage Gordon, TD3 6JU



2 bed



1 public



1 bath



Charming two-bedroom countryside cottage set in a peaceful rural location, offering spacious accommodation, a cosy lounge with wood-burning stove, modern kitchen, private parking, and a generous garden with beautiful surrounding views.



3 East Mains Farm Cottage is a delightful countryside retreat, peacefully positioned in a tranquil rural setting and offering the perfect blend of charm and comfort.

At the heart of the home is a welcoming lounge with a wood-burning stove, creating a warm and inviting atmosphere ideal for relaxing evenings. The modern fitted kitchen is both stylish and practical, complemented by a useful utility area and a well-appointed bathroom.

The accommodation comprises two spacious double bedrooms accessed from the central hallway, each offering comfortable and well-proportioned living space with solid fuel fires.

Externally, the property benefits from private parking to the front and a generous grassed garden, providing an ideal space to enjoy the surrounding countryside and peaceful outdoor living.

LOCATION

Gordon village has a general store, church and pub together with an excellent small primary school with nursery which falls within the catchment area of the renowned Earlston High School. The nearby towns of Earlston and Kelso offer a good range of shops and services with Edinburgh a very commutable 45 minutes' drive away or 40 mins by train via the nearby Tweedbank Station.

What3words - ///nuptials.windows.polices

HIGHLIGHTS

- Peaceful rural countryside location
- Charming two-bedroom cottage
- Modern fitted kitchen
- Practical utility area
- Two spacious double bedrooms
- Large private garden area
- Private parking to the front
- Beautiful surrounding countryside views

ACCOMMODATION SUMMARY

Entrance hall, lounge, kitchen, utility room, two double bedrooms, bathroom.

SERVICES

Mains electric and water. Shared private septic tank. Electric storage heaters. Solid fuel fire.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating G.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £150,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.