



## Stable Cottage

Offers Over £215,000

Gordon, TD3 6JT



A Charming Yet Surprisingly Spacious Village Cottage, Beautifully Transformed To A High Standard. With Elegant Interiors, A Superb Kitchen, Cosy Stove-lit Lounge, And Three Bedrooms, This Turnkey Home Blends Character And Modern Comfort, Complete With Courtyard And Private Parking.



### STABLE COTTAGE

A charming stone-built terraced home, Stable Cottage enjoys a prime position in the heart of the highly sought-after village of Gordon, perfectly balancing peaceful countryside living with everyday amenities close at hand. Deceptively spacious and offering true “Tardis-like” proportions, the property has undergone a complete and high-quality renovation.

The thoughtfully reconfigured layout maximises space and light, creating a home that feels both stylish and highly practical. At the centre of the home is a stunning contemporary kitchen, beautifully finished and complete with a central island—perfect for modern living and entertaining alike. A separate utility room enhances functionality, incorporating a WC, wash-hand basin, and space for laundry appliances. The lounge provides a cosy and inviting retreat, featuring a stove that adds warmth and character—ideal for relaxed evenings. Upstairs, the accommodation continues to impress, offering two generous double bedrooms and a well-proportioned single bedroom. The family bathroom is fitted with a sleek walk-in shower, while the principal bedroom benefits from a luxurious en-suite complete with a full-sized bath.

The property is now fully completed to an exceptional standard, freshly painted throughout and fitted with brand-new carpets. Sympathetically staged, it offers a stylish and welcoming interior ready for immediate occupation. Modern features include air source heating, a newly installed kitchen, and contemporary bathrooms throughout. Externally, Stable Cottage enjoys a private rear courtyard ideal for low-maintenance outdoor living along with the added convenience of a private parking space. In summary, this is a beautifully refurbished, turnkey village home that seamlessly blends character with contemporary living, perfectly suited to buyers seeking comfort, style, and a central location.

### 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.

### HIGHLIGHTS

- Fully renovated stone cottage
- Central Gordon village location
- Deceptively spacious throughout
- Air source heating
- New carpets & fresh décor
- Courtyard Garden

### ACCOMMODATION SUMMARY

Ground Floor: Sitting room, utility room, WC, open plan kitchen/dining/ family room. First Floor: Master bedroom with ensuite, two further bedrooms, bathroom.

### SERVICES

Mains electricity, water & drainage. Air source heat pump.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY

Rating D.

### TENURE

Freehold

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### MARKETING POLICY

Offers over £215,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto: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.