



## Stable Cottage

Gordon, TD3 6JT



2 bed



2 public



2 bath



A Charming And Spacious Stone Built Cottage Set In The Heart Of The Village; With A Lovely Sunny Patio Garden At The Rear And Including Private Off Street Parking.



## STABLE COTTAGE

Located in the heart of the village, Stable Cottage is a charming stone-built property, perfectly positioned within Gordon to offer a buyer a fantastic home with a range of both countryside and modern amenities all close-to-hand.

With tardis like proportions, the internal accommodation provides spacious and flexible living space with two public rooms, a fitted galley style kitchen, converted hayloft bedroom and a second ensuite bedroom.

Externally, the property allows off-street private parking and an easily maintained garden with covered patio. The location is perfect for those in search of a semi-rural village community which still retains excellent road and nearby rail links to Edinburgh.

## 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

- Charming stone built property
- Easy access to modern amenities
- Village life
- Adaptable accommodation
- Easily kept rear garden
- Private off-street parking

## ACCOMMODATION

The striking stone-built cottage opens to an entrance hall leading on to the main public room; a bright and well proportioned living area with a multi fuel stove at its heart and useful under stair storage cupboard. The rear hallway connects to the fitted galley style kitchen, with a comfortable dining or garden room opening off, with sliding patio doors leading directly on to the covered patio and courtyard garden. A ground level family bathroom also extends from the rear hallway, with a fitted stair accessing the converted hayloft mezzanine bedroom – equally lending itself as a further public room or work space, with character beams and a bright dual aspect. From the front hall, the main stair opens



to bedroom 1 with ensuite shower room.

## EXTERNAL

The rear courtyard garden has been designed for ease of maintenance; laid to patio with a covered section catering for all seasons, and offering ample room for patio furniture, pot plants and wall climbers. Timber fencing forms the boundary and beyond the courtyard is an area of private parking which can be accessed from Station Road.

## SERVICES

Mains water, electricity and drainage. Double glazing. Single glazed unit in ensuite.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY

Band F.

## MEASUREMENTS

See Floorplan

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 £149,000 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.