



Rose Cottage West End
Gordon, TD3 6JP



Rose Cottage is a charming two-bedroom end-terraced home set in the sought-after village of Gordon. With open field views, a separate dining extension, and a large powered shed, this characterful property offers a fantastic opportunity for buyers looking to create a lovely village home.



SUMMARY

Rose Cottage is a charming end-terraced property, ideally situated in the west end of the picturesque village of Gordon. Offering a wonderful blend of character, comfort, and practicality, the property is well suited to a range of buyers including first-time purchasers, downsizers, or those seeking a peaceful village retreat.

The accommodation on the ground floor comprises a welcoming lounge and a well-equipped kitchen, while a useful extension to the rear provides a separate dining area, ideal for everyday family living and entertaining alike. A convenient downstairs bathroom and additional storage space further enhance the practicality of the home.

Upstairs, the property offers two well-proportioned bedrooms together with a separate family bathroom.

Externally, Rose Cottage benefits from a low-maintenance courtyard enjoying attractive open views over the surrounding fields, creating a lovely outdoor space to relax and unwind. A large shed with electricity provides excellent additional storage, workshop potential, or hobby space.

Combining charm, versatile living space, and a delightful village setting, Rose Cottage presents an excellent opportunity to acquire a characterful home in a desirable 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.

what3words address to help you find this specific location.
[///moderated.disco.clasping](https://www.what3words.com/#!/moderated.disco.clasping)

HIGHLIGHTS

- End-terraced village cottage

- Two-bedroom accommodation
- Separate dining extension
- Courtyard with views
- Large powered shed

ACCOMMODATION SUMMARY

Entrance hallway, sitting room, kitchen, dining room, WC. First Floor: Two Bedrooms & Bathroom.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

E

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 £149,000 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.