3 West Mains Farm Cottages, Gordon, TD3 6JL



- Semi-Detached Cottage
- Kitchen & Rear Hall / Utility
- Garden Room with Stove
- Gated Off-Street Parking
- Stunning Mature Garden to Rear
- 3 Bedrooms & Shower Room
- Living Room with Stove
- LPG Heating & Double Glazing
- Cobbled Parking to Front
- Edge of Village Location

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LOCATION:

Set one the edge of the village of Gordon, a welcoming Borders village with a keen sense of community and an appealing rural setting, surrounded by rolling countryside. Despite its peaceful atmosphere, the village is well connected to nearby towns, making it an attractive option for those seeking a balance between country living and everyday convenience. At the heart of the village are a range of local amenities including a traditional pub/cafe, village hall, nursery and primary school, all of which contribute to the friendly and close-knit feel. The Community Woodland is a particular highlight, providing scenic walking routes and outdoor space for residents and visitors to enjoy throughout the year. The larger Borders towns of Kelso (8 miles) and Earlston (6 miles), together provide an excellent range of facilities including supermarkets, independent retailers, cafes, healthcare services, leisure facilities and a garden centre. Gordon also falls within the catchment area for the highly regarded Earlston High School, making it especially appealing to families. For commuters, Edinburgh is approx. 35 miles to the north, while the nearby Borders Railway station at Tweedbank, around 12 miles away, offers regular rail services to Edinburgh, enhancing accessibility to the city and beyond.

DESCRIPTION:

A charming traditional Scottish stone and slate cottage with an attractive dormer window, this delightful semi-detached home seamlessly combines quaint character with thoughtfully extended accommodation to create a surprisingly spacious three-bedroom property. The ground floor opens via an entrance vestibule into the inner hallway, which provides access to a welcoming living room centred around a cosy wood-burning stove. Also on the ground floor are the kitchen, a useful rear entrance/utility area, third bedroom and a modern shower room, offering flexible accommodation suitable for a variety of purchasers. Leading directly from the living room is a superb conservatory which has been enhanced with a solid roof and additional wood-burning stove, transforming the space into a comfortable year-round garden room with direct access to the private rear garden. Upstairs, the property offers two further double bedrooms together with useful eaves storage. The cottage has clearly been lovingly maintained over the years and is presented in good order throughout, while further benefits include LPG central heating and double glazing, ensuring comfort and efficiency alongside the home's traditional charm.

EXTERNALLY:

To the front of the property, a cobbled area provides ideal additional parking. A side gate gives access to further off-street parking and the garden, which is a true sanctuary. The first level features the parking and patio area directly from the house, along with a stone-built outbuilding and a hobby shed / home office. The next tier is mainly laid to lawn, complemented by mature trees and planted borders. The garden also offers ample space to extend the property or add a more substantial summer house, without significantly compromising the outdoor space, subject to the relevant permissions.

SERVICES:

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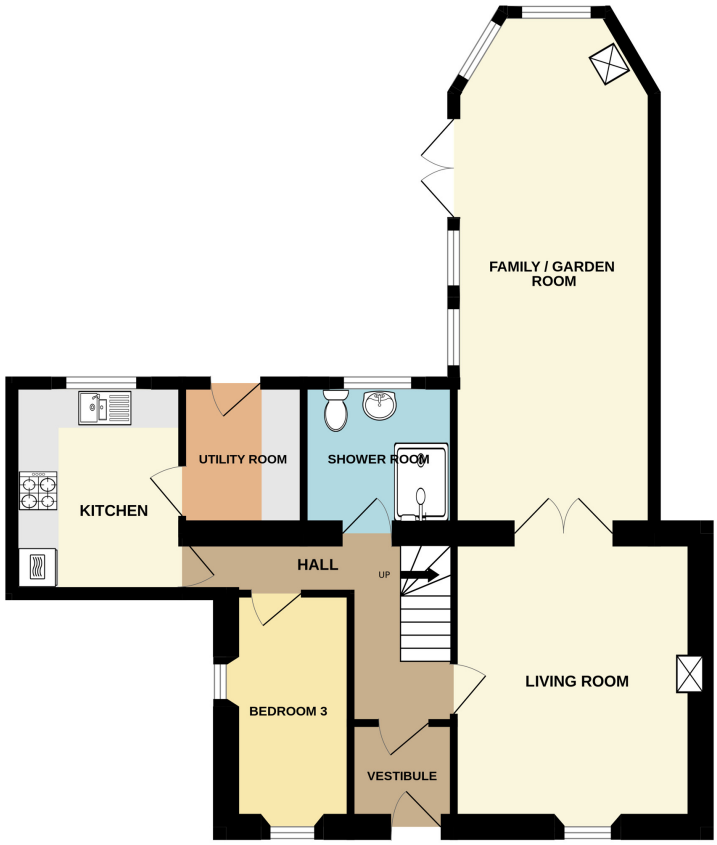
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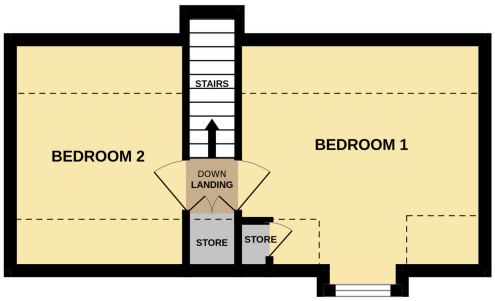
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FLOOR PLAN:



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

ACCOMMODATION:

- VESTIBULE (1.59M X 1.56M)
- LIVING ROOM (4.49M X 3.78M)
- UTILITY ROOM (2.26MX 2.03M)
- BEDROOM 3 / STUDY (3.57M X 1.92M)
- LANDING (0.94M X 0.82M)
- BEDROOM 2 (3.79M X 3.53M)
- HALLWAY (L-SHAPED)
- GARDEN ROOM (7.98M X 3.07M) at widest
- KITCHEN (3.97M X 2.64M)
- SHOWER ROOM (2.34M X 2.29M)
- BEDROOM 1 (3.79M X 3.53M)

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IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.

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