

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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1 Sunnybraes, Gordon, TD3 6LN

Guide Price £300,000



1 Sunnybraes is an attractive detached family home which sits on the corner of a quiet residential cul de sac, centrally located in the popular town of Gordon. The property opens out to provide a spacious and well planned layout which would perfectly suit those searching for an easily managed family home, and is in very good order throughout. The living space is especially generous with a large lounge/dining room, and a well appointed dining kitchen which creates the ideal focal point for the family, whilst a downstairs bedroom/office adds a good degree of flexibility. Upstairs, there are three further bedrooms with the spacious master boasting an en-suite shower room. The property benefits from gardens to the front, side and rear whilst a drive and garage ensure there is ample private parking, as well as there being additional parking within the cul de sac.



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Ground Floor:
Entrance Hall
Lounge/Dining Room
Dining Kitchen
Utility Room
Ground Floor Bedroom/Office
Downstairs WC

First Floor:
Master Bedroom with En-Suite
Two Further Double Bedrooms
Bathroom

Easily maintained gardens
Garage
Drive



Location

The popular village of Gordon has a good range of local amenities including a pub, general store, village hall, church and bowling club. More comprehensive amenities are available in the nearby towns of Earlston and Kelso. Gordon has an excellent primary school and nursery and is within the catchment area for the highly acclaimed Earlston High School which is consistently one of the top performing schools in Scotland. The ease of access to the A68 makes this a good location for the commuter seeking a quieter lifestyle. Eastbound and coastal towns are easily reached, with Berwick Upon Tweed having a mainline railway station and the railway station at Tweedbank, providing access to Edinburgh, is only 13 miles away.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, and electricity. Double Glazing. LPG gas.

EPC

E

Viewings

By appointment with the Selling Agent

Council Tax Band

E

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

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Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Selkirk,	Tel 01750 723 868
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Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 159.3 sq m / 1715 sq ft

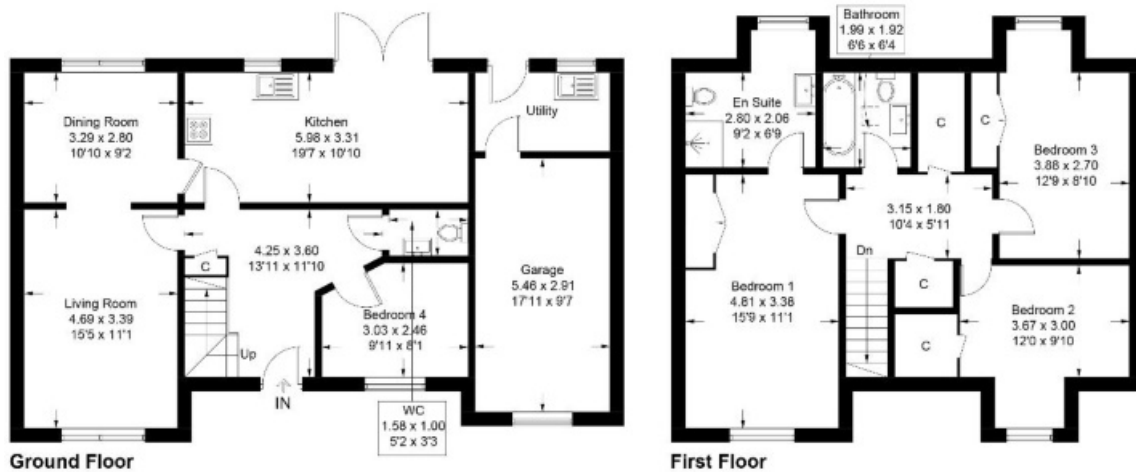


Illustration for identification purposes only, measurements are approximate, not to scale. Fourabs.co © (ID1130386)

Full members of:



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