

Hastings Property Shop
28 The Square
Kelso TD5 7HH

Telephone
01573 225999

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& CO'S**
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5 GREENKNOWE FARM COTTAGES, GORDON

Beautifully Renovated & Unusually Bright
& Spacious End Terraced House with
lovely Garden.

Large Lounge semi open plan to Spacious
Dining Kitchen, Utility Room, Downstairs
WC, 2 Double Bedrooms, Bathroom. Level
Landscaped Gardens. New Solid Fuel
Central Heating. Double Glazing.

**OFFERS IN THE REGION
OF £149,950**

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5 GREENKNOWE COTTAGES, GORDON, TD3 6LA

5 Greenknowe Farm Cottages in an absolutely delightful, charming end terraced property in a lovely location, only a few minutes drive from both Kelso and Earlston and within easy reach of the A68 and Edinburgh road. Recently renovated refurbished modernised and decorated to excellent standards, it offers beautifully presented well proportioned and particularly bright accommodation in move in condition, an excellent and most successful blend of contemporary features and original character. It benefits from a completely level back garden which is fully enclosed to provide a secure environment for children and pets and enjoys sun for most of the day and well into the afternoon.

LOCATION

Gordon village has a post office/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.

DIRECTIONS

Travelling north through Greenlaw on the Edinburgh Road for approximately one mile, look out for a sign and small road on the left hand side. The cottage is situated just round a corner on the right.

ACCOMMODATION

Spacious Lounge with Attractive Feature Staircase, Large Contemporary Fitted Dining Kitchen, 2 Double Bedrooms, Bathroom, Downstairs WC, Utility Room.

LOUNGE 5.20m x 4.80m (17'0" x 15'8")

This is a beautifully proportioned lounge with excellent levels of natural light having a recessed window to the front and a glazed door flanked by glazed panels looking directly onto the garden with a very pleasant open outlook. A lovely focal point is provided by a newly installed multi fuel stove on a raised hearth with attractive surround. Fitted carpet and ceiling light fitting. One single and three double power points, radiator, TV point.

DINING KITCHEN 4.80m x 3.45m (15'8" x 11'4")

Semi open plan from the lounge, and partly divided by a most attractive feature staircase, this is another bright room with ample space for dining table and chairs, and a recessed window enjoying a good outlook to the front of the property. It is fitted with an extensive range of most attractive stylish contemporary wall and base units which provide excellent storage space and work surfaces, integrated to include a dishwasher, fridge freezer, four ring hob with oven below and illuminated brushed steel extractor hood above, and with a stainless steel sink and drainer and shelved display alcove to one side. Newly fitted wood effect flooring, radiator, two ceiling light fittings, one single and four double power points, telephone point and smoke alarm.

UTILITY ROOM 2.75m x 2.50m (9'0" x 8'2")

A generously sized, useful utility room with a stainless steel sink and drainer sitting below twin windows overlooking the back garden, and with storage units and space and plumbing for dishwasher. The room is finished with attractive tile effect flooring which continues through to the adjacent cloakroom. Radiator, extractor fan, ceiling light fitting, double power point and appliance point.

CLOAKROOM/WC

This is a bright and airy cloakroom fitted with a white modern wash basin and WC with light and ventilation provided by a window to the rear. Radiator, ceiling light fitting, extractor fan and tile effect flooring.

UPSTAIRS ACCOMMODATION

A carpeted staircase leads to a carpeted landing with a window to the back enjoying lovely open outlooks across the garden and to the fields beyond. Double power point.

BEDROOM ONE 4.70m x 3.00m (15'6" x 9'8")

A large double bedroom with a dual aspect with windows to both the front and the rear allowing for good levels of natural light. Fitted carpet, radiator, ceiling light fitting, TV point and three double power points.

BEDROOM TWO 4.00m x 3.00m (13'1" x 9'8")

Another large double bedroom with good outlooks to the front and a recessed storage area. Fitted carpet, radiator, ceiling light fitting, three double power points.

BATHROOM 2.30m x 1.75m (7'6" x 5'7")

A very well presented bathroom fitted with a three piece white suite the bath with shower board surround shower and folding clear shower screen. Window to the rear and tile effect flooring. Radiator, ceiling light fitting, extractor fan.

EXTERNAL

There is parking to the front of the property and side access. The garden is a very good size, enclosed by timber fencing and with a paved patio adjacent to the house, the remainder laid to lawn and with a large timber shed and dog kennel/storage. Log store.



ADDITIONAL INFORMATION

The fitted carpets, timber shed, kennel and appliances as mentioned are included in the sale.

COUNCIL TAX

Council Tax Band B

SERVICES

Mains water and electricity, drainage to a septic tank, double glazing, solid fuel central heating (installed in 2011).

HOME REPORT

A Home Report is available on line with link from www.hastingslegal.co.uk or for further information contact the selling agents.

VIEWING

To be arranged strictly through the Selling Agents.

PRICE and MARKETING POLICY

Offers In The Region Of £149,950 should be submitted to the Selling Agents Messrs Hastings & Co, The Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225 999, Fax 01573 229888. 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. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.