HASTINGS LEGAL







6 Glebe Park, Gordon

Offers over £170,000

PROPERTY & LEGAL

3 bed | 1 public | 2 bath

EPC : D (66)

HIGHLIGHTS

- Three bedroom semi-detached home
- Excellent transport connections to Edinburgh and surrounding areas
- Beautifully presented throughout with neutral, modern décor
- Enclosed, low-maintenance gardens to the front and rear





6 Glebe Park is an attractive and spacious three-bedroom semi-detached home, ideally positioned within a popular and well-established residential area of the village of Gordon. Presented in excellent condition throughout, with neutral décor and generously proportioned accommodation, this lovely property offers an ideal opportunity for families, first-time buyers or those looking for a comfortable home with flexible living space and excellent transport links towards Edinburgh.
https://cdn1.gnbproperty.com/gnb-user-uploads/cnb/images/hastings/notices/13925/gallery/59854561-07ed-4964-96c9-1ad0ec8ce8b6.jpgThe property has been thoughtfully extended to the rear, creating a fantastic dining kitchen which provides plenty of space for everyday family life and entertaining. The kitchen is complemented by a separate utility room and a convenient ground-floor bathroom. On entering the property, a welcoming entrance hallway leads through to a bright and spacious dual-aspect lounge. Enjoying plenty of natural light. The first floor offers three well-proportioned bedrooms, comprising two generous double bedrooms and a further single bedroom, A modern shower room completes the upstairs accommodation. Externally, the property enjoys low maintenance gardens to both the front and rear, offering pleasant outdoor spaces to enjoy without the demands of extensive upkeep. Off-road parking is also provided, adding further convenience. Situated within the desirable village of Gordon, 6 Glebe Park combines spacious and versatile accommodation, excellent presentation and practical features in a lovely residential setting, with convenient transport connections towards Edinburgh. Early viewing is highly recommended to fully appreciate all that this appealing family home has to offer.

Location
Gordon village has a 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.

Accommodation Summary
Kitchen / Dining Room, Rear Hall, Utility Room, Bathroom and WC, Sitting Room. Landing, Three Bedrooms, Shower Room with wash hand basin and WC.

Services
Mains electricity, water & drainage. Double glazing.

Viewing & Home Report
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 or requested by email 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 £170,000 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. 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.