



The Dell is a spacious and versatile three-bedroom detached house situated in the Borders village of Gordon. Formerly an old school masters house the property dates from 1928 and is immaculately presented, with a number of period features throughout.

Sitting in a strong school catchment with excellent transport links, Edinburgh is also easily accessible via the A68, as are most Borders towns plus the Borders General Hospital which lies on the outskirts of Melrose.

Internally, the accommodation lies across two main floors and comprises three bedrooms, a shower room, an ensuite bathroom, a sitting room, a dining room, a kitchen with dining area off, a sun room, a utility room, and downstairs wc. The attic space accessed by wooden steps provides excellent storage and there is a studio/hobby space with velux windows, which is a real bonus.

Externally, there is a private parking to the front of the property and in the generous garage to the side. The garden faces South and is a particular feature with extensive lawn, borders, mature shrubs, trees plus views over the rolling countryside. There is also garden ground to the rear, with back door access, and a drying green.

The Dell is well placed for commuting to Edinburgh from Gordon via the A68 which links Edinburgh and Newcastle, or via the A1 at Berwick-upon-Tweed which also has a mainline railway serving the East Coast, with a fast train to London taking around four hours. Tweedbank is only thirteen miles away, from where the Borders Railway runs to Edinburgh.

Edinburgh 35.5 miles. Kelso 8.5 miles. Earlston 6.5 miles Tweedbank 13.0 miles.

(All distances are approximate)

Location:

The Dell is situated in the charming village of Gordon, approximately eight and a half miles from the thriving market town of Kelso to the South, or Earlston to the West. Kelso, which is situated on the banks of the River Tweed, is protected to the north by the Lammermuir Hills and the Cheviots to the south, and lies in one of the most beautiful valleys in the country. The town provides an extensive range of amenities ranging from a variety of specialist and high street shops, a Sainsbury's Superstore, small supermarkets, restaurants, ice rink, swimming pool, hospital and medical centre. Earlston, only six and a half miles away provides a smaller selection of shops but is perfect for your everyday needs including a Co-Op, and a petrol station, whereas Gordon has a local shop, a café, a pub and thriving village hall. Local tourist attractions include Floors Castle, Mellerstain House and Kelso Abbey. There are a variety of outdoor pursuits in the area including fishing on the River Tweed, walking, horse riding, mountain biking, National Hunt racing and an 18 hole golf course in Kelso as well as the Championship course at the Roxburghe. The property sits within the Earlston High School catchment, which is highly regarded, with primary schooling available in Gordon. Private schooling is also available at St. Mary's School, Melrose approximately twelve miles away, which also has the regions largest hospital, the Borders General Hospital on its outskirts.

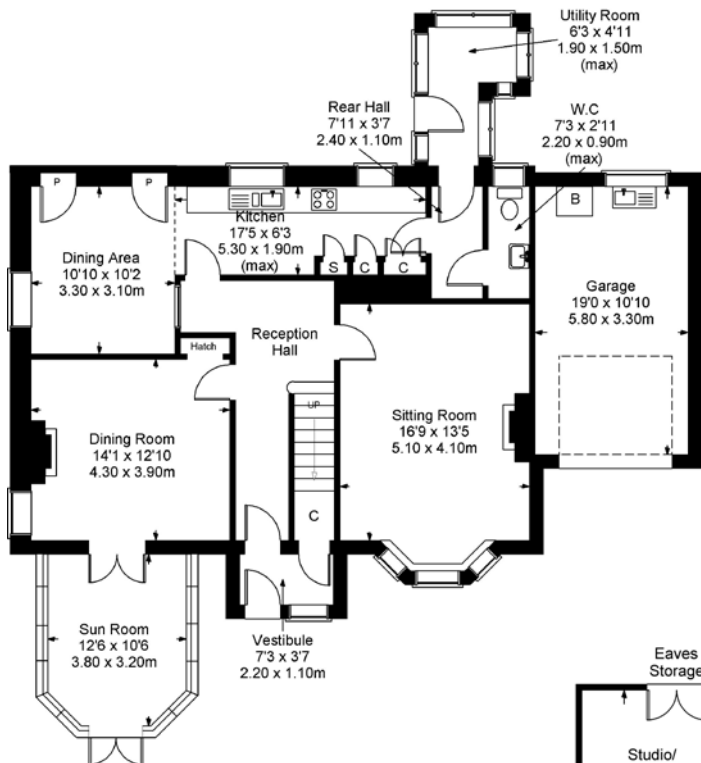
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Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 35 miles and 71 miles away respectively.

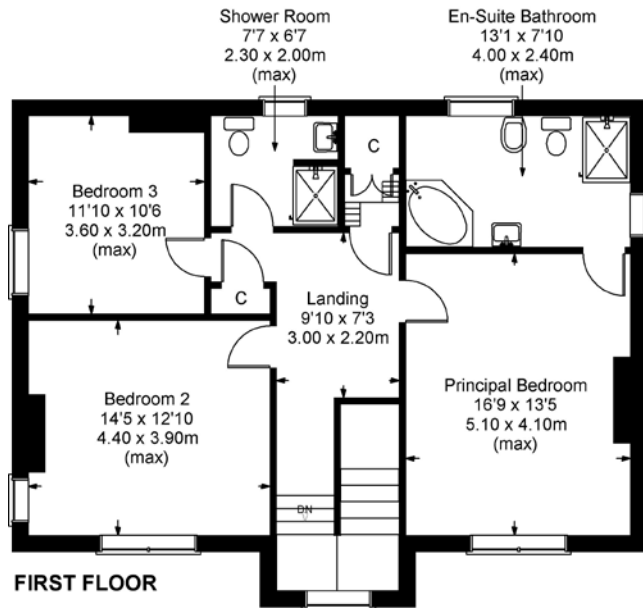


The Dell, Eden Road, Gordon TD3 6JS

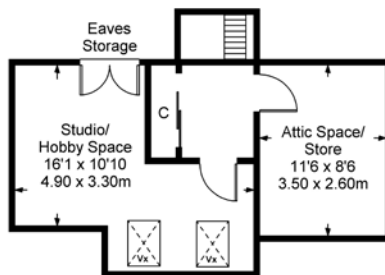
Approximate Gross Internal Area
2,542 sq ft - 236 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY

Produced by Potterplans Ltd. 2017



DIRECTIONS:

For those with satellite navigation the postcode for the property is: TD3 6JS

Coming from Kelso, or the North, you will need to approach Gordon on the A6089 which takes you directly into Gordon. If you are coming from the North, at the crossroads you will turn left, and from the South you will turn right. Proceed for around hundred yards, and The Dell is the second from last house on the right-hand side.

Coming from Earlston off the A68, turn off at Earlston, taking the right turn onto the A6105, which you will take for approximately six miles, and will take you directly into Gordon. Proceed all the way through the village, and The Dell is the second from last house on the right-hand side. Coming from Duns it is the second house on the left as you enter Gordon.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

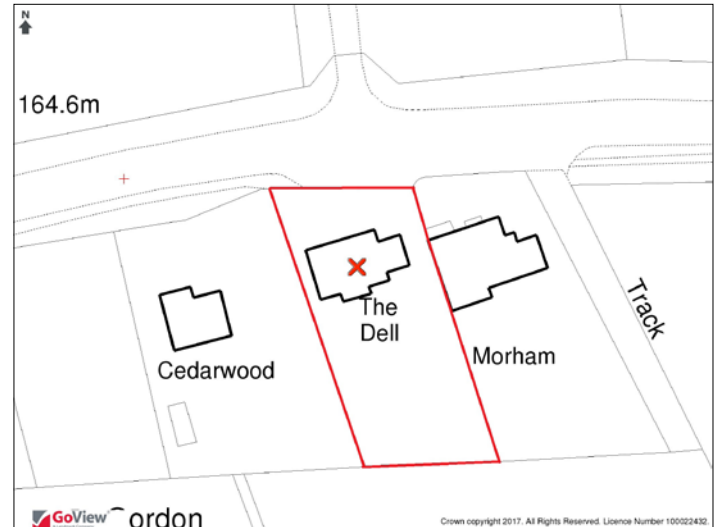
EPC Rating:

Current EPC: E48

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



Macpherson Property, 3 St. Dunstons Lane,
Melrose, Scottish Borders TD6 9RS
Tel: 01896 820 226

Email: enquiries@macphersonproperty.co.uk Web: www.macphersonproperty.co.uk