



CHEVIOT COTTAGE

EDEN ROAD, GORDON, SCOTTISH BORDERS



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A rare development opportunity with newly built bungalow

Earlston 6 miles ■ Kelso 9 miles ■ Melrose 11 miles

Edinburgh City Bypass 31 miles

- A rare development opportunity with newly built bungalow.
- Includes adjoining plot with full planning permission.
- Option to extend existing bungalow or build second dwelling.
- Services on-site.
- Easy access to A68 and Earlston High School.
- Planning application - 23/00716/FUL & 24/00301/FUL.

Galbraith

Kelso
01573 224244
kelso@galbraithgroup.com

 OnTheMarket





SITUATION

Cheviot Cottage sits peaceful just off the main street in the pretty village of Gordon. Gordon, a 19th Century Borders village is surrounded by fine Borders countryside and local amenities include a public house, coffee shop, primary school, church and village hall. Surrounded by stunning countryside walks including Gordon Community Woodland, cycling routes and other outdoor pursuits.

More comprehensive amenities are available in the nearby towns of Earlston and Kelso and Gordon offers 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 high schools in Scotland. The location is commutable to Edinburgh with a 45-minute journey by car, or by train from the Tweedbank Railway Station which is 20 minutes away.

There is also an east coast mainline station at Berwick upon Tweed that links to London in less than 4 hours.

DESCRIPTION

Cheviot Cottage is a newly constructed two-bedroom bungalow and presents a rare opportunity to acquire a part complete home with an adjoining development site, offering excellent potential to extend the existing build or construct a second dwelling within the adjacent plot.

The current cottage has been thoughtfully designed and offers a modest footprint, ideal for those seeking a manageable, low-maintenance home. The dwelling is a structurally complete shell, providing the buyer with a valuable head start while still offering the freedom to finish and personalise the interior to their own taste and specification.

Internally, the layout has been planned to maximise space and functionality, designed for an open plan dining kitchen/lounge, two bedrooms, and shower room. The single-storey design enhances accessibility and practicality, while the compact size ensures efficiency and ease of upkeep once completed.

A key feature of this opportunity is the adjoining development site, which significantly enhances the property's appeal. The additional land provides scope for further development, offering the opportunity of extension to the current build or a separate dwelling, making it attractive not only to private buyers but also to developers and investors seeking future growth.

Planning reference 23/00716/FUL relates to the erection of a second dwelling which is designed to form a footprint of approximately 72m².

SERVICES

All main services are installed and ready for full connection, significantly reducing build times and development costs

ACCOMMODATION

Ground Floor: Dining kitchen, two bedrooms & shower room.

POST CODE

TD3 6JT

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

flipping.next.statement

SOLICITORS

Hastings & Co
15 The Square
Kelso

POSTCODE

TD5 7HH

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

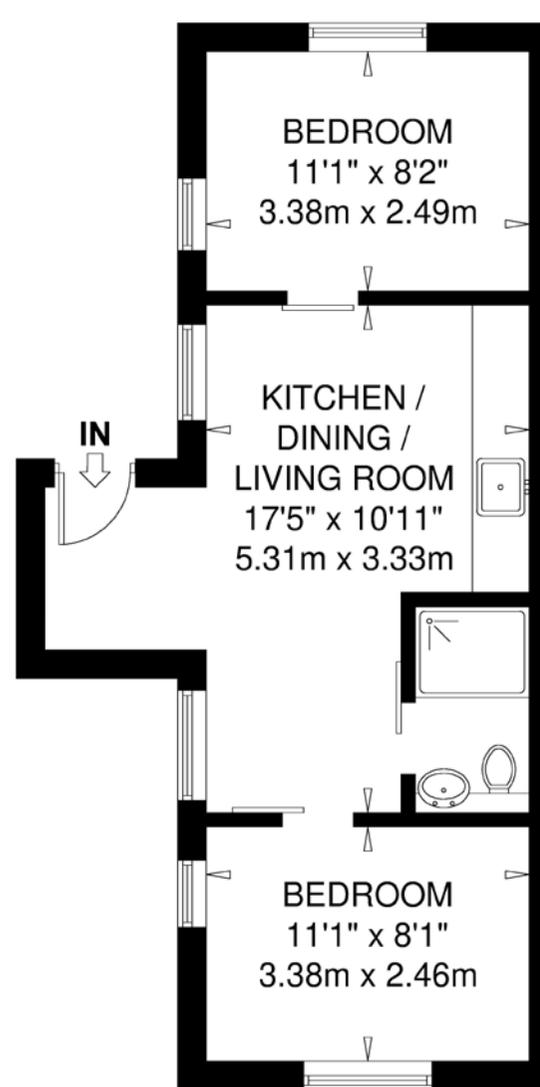
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in February 2026



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 38.7 SQ M / 416 SQ FT

CHEVIOT VIEW
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 38.7 SQ M / 416 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Galbraith