

Galbraith



WEST END COTTAGE
GORDON, SCOTTISH BORDERS

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Traditional detached house with paddock.

Kelso 10 miles ■ Borders Rail Link 16 miles ■ Edinburgh 35 miles

About 2.39 acres (0.967 hectares) in total

- 1 reception rooms, 3 bedrooms
- Generous Garden and outbuildings.
- Secure paddock amounting to about 2 acres (0.80 ha).
- Equestrian possibilities.
- Situated on the edge of the a popular Borders village.
- The village lies within the Earlston High School catchment.
- Off street parking.

Galbraith

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OnTheMarket





SITUATION

West End Cottage is the last house on the edge of the village on the left hand side as you leave the village going west.

Gordon is an attractive 19th Century Borders village which lies approximately 12 miles southwest of Duns and is within commuting distance of Edinburgh and the main Borders towns. The village is surrounded by fine Borders countryside and local amenities include a post office, primary school, church, restaurant/bar and community woodland. Secondary schooling is at the well regarded Earlston High School. More extensive amenities are found in Kelso, 10 miles distant with supermarkets and shopping facilities as well as recreational and sporting facilities including National Hunt racing and golfing. The village has easy access to Edinburgh via the A6089 and the A697 which links with the A68 at Carfraemill. There is also the Borders Rail Link with regular trains to Edinburgh and is only 16 miles distant at Tweedbank Station.

DESCRIPTION

Attractive traditional house set back from the road with a driveway and off road parking. The house is set within about 2.39 acres of ground including garden area, outbuildings and paddock.

ACCOMMODATION

Ground Floor: Entrance hall, diiningroom/bedroom 3, sitting room, kitchen, utility, bathroom.

First Floor: Landing, 2 bedrooms.

GARDEN AND GROUNDS

There is a driveway to front of house and a generous garden to the side and back. There are two stone built outbuildings to the rear and side of the property which could be modernised to provide stabling and or a workshop. There is also an old timber garage.

DIRECTIONS

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

VIEWINGS

Strictly by appointment with the selling agents.

DEVELOPMENT CLAWBACK

The missives of sale will be subject to the Purchaser(s) granting a standard security in favour of the Sellers to clawback 30% of the uplift in value, in the event of planning permission being granted for development for any purpose other than grazing over the paddock area being obtained subsequent to the date of entry for a period of 20 years. Further details are available from the Selling Agents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	Band B	F

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

TENURE

Freehold.

2017 ANTI MONEY LAUNDERING REGULATIONS

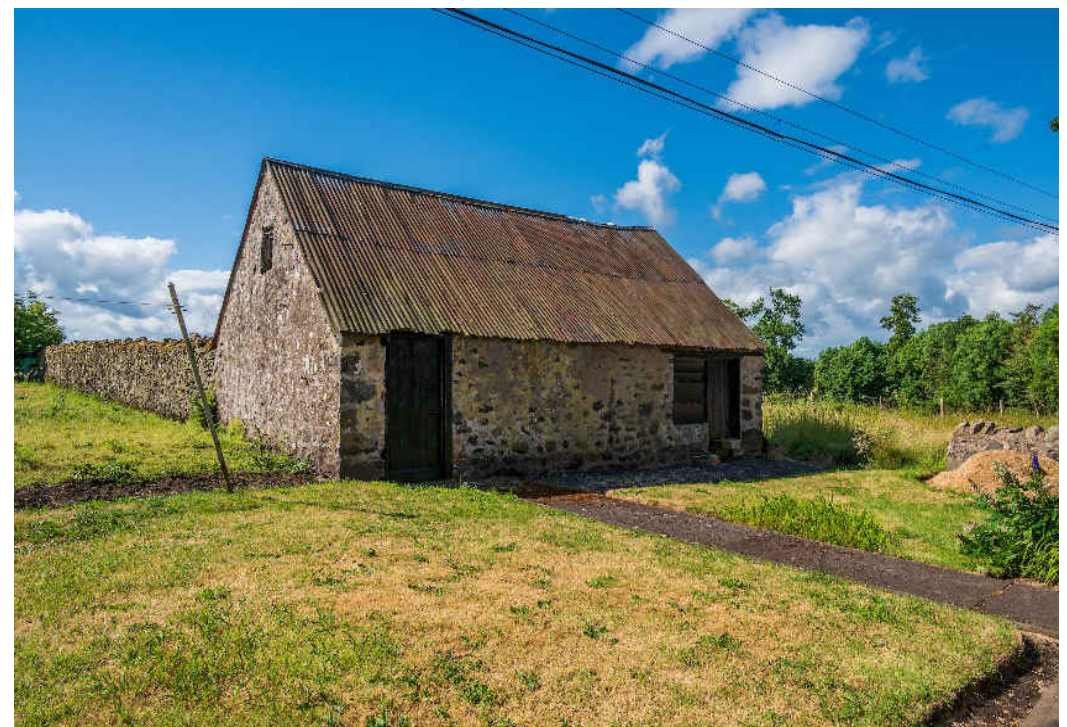
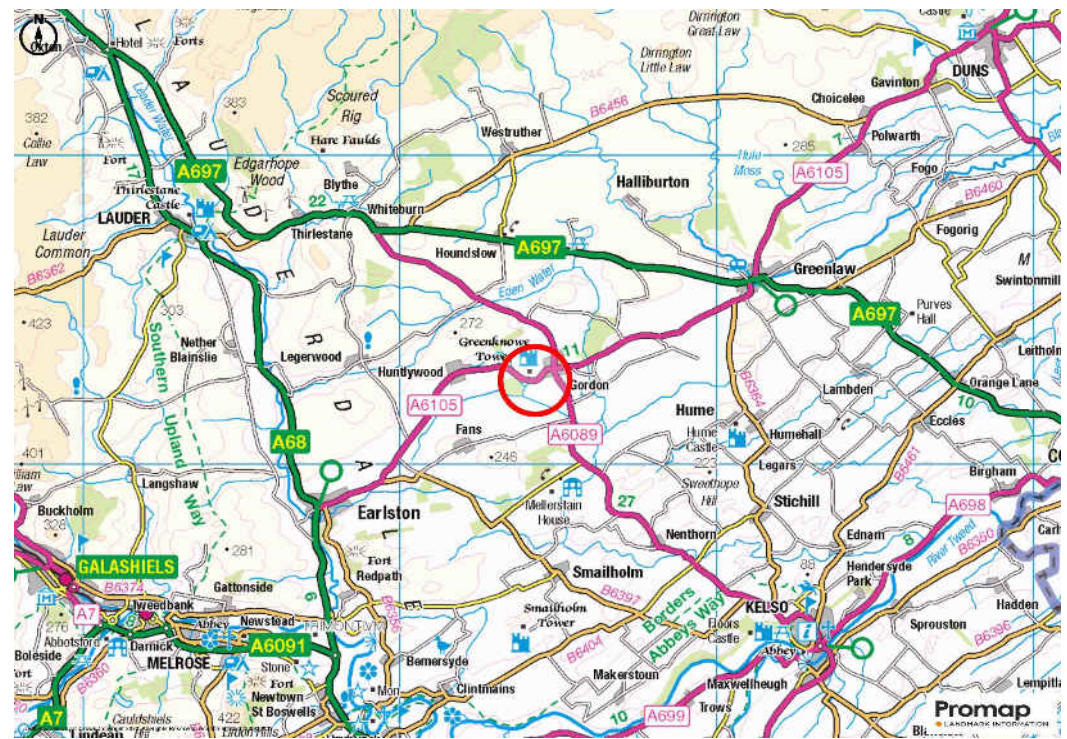
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

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 June 2023.







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