

# 6 The Beeches

Gordon | Scottish Borders



**Galbraith**

# Detached 4/5 bedroom house in a highly desirable location



Earlston 6 miles | Kelso 9 miles | Melrose 11 miles | Edinburgh City Bypass 31 miles

(All distances are approximate)

**Offers Over £410,000**

2 reception rooms. 4/5 bedrooms

Conservatory

External workshop, office & double garage

Well maintained garden grounds

Quiet cul-de-sac location

Within easy access to A68

# Galbraith

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[galbraithgroup.com](http://galbraithgroup.com)

## Situation

Set in a quiet residential area of Gordon, 6 The Beeches is a beautifully presented, well-maintained, modern home that captures enviable views to the Cheviot Hills. 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. 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.

Kelso, arguably the most attractive of the Borders towns set in an area of great scenic beauty and is noted particularly for its fine Market Square where you will find a range of shops and supermarkets. Schooling is available locally including Kelso High School and private schooling is available at St.Mary's in Melrose and Longridge Towers near Berwick. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

## Description

The entrance vestibule provides a warm and welcoming introduction, leading into a spacious hallway that gives access to all ground floor rooms, including a convenient WC.

The dining kitchen is thoughtfully designed and well-appointed, featuring a range of wall and base units that offer generous storage and ample preparation space. Adjacent to the kitchen, a practical utility room provides direct access to the double garage, while a separate door opens out to the private rear garden.

The lounge enjoys dual-aspect windows, allowing natural light to pour in and create a bright, airy atmosphere. In addition, there is a versatile room that can serve as a home office or an additional bedroom, which flows seamlessly into a conservatory, perfectly positioned to take in attractive views towards the Cheviot Hills.

Upstairs, the landing offers a useful and flexible space, ideal for a seating area or a work-from-home setup. From here, access is provided to four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a shower over the bath.

## Accommodation

Ground Floor: Entrance hall, hallway, living room, dining kitchen, utility room, office/bedroom, conservatory & WC.

First Floor: Landing, principal bedroom with en-suite shower room, three further bedrooms & family bathroom.

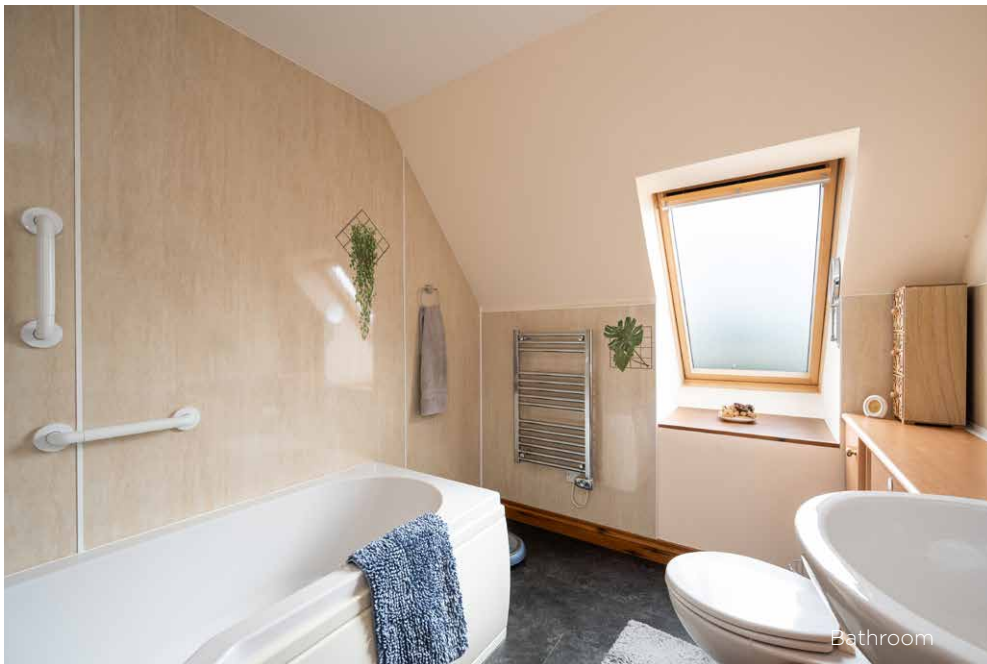




Kitchen



Hallway



Bathroom



Conservatory

## Garden

Externally, the property continues to impress with its detached setting and versatile outdoor space, perfectly complementing the well-balanced interior. The well-maintained gardens are predominantly laid to lawn, with a patio area that provides an ideal setting for outdoor dining and entertaining.

A substantial outbuilding complete with power and lighting adds further appeal, currently configured as a home office and separate workshop. Between these two spaces lies a dedicated BBQ area, creating a unique and sociable setting ideal for entertaining. This flexible structure offers excellent potential for a variety of alternative uses, including a studio or additional workspace.

## General Remarks and Information

<b>Tenure</b>	<b>Local Authority</b>	<b>Council Tax</b>	<b>EPC</b>
Freehold	Scottish Borders Council	Band F	Band C

## Directions



Post Code: TD3 6JQ

## Solicitors

Andrew Haddon & Crowe WS, 3 Oliver Place, Hawick, Scottish Borders

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

## Viewings

Strictly by appointment with the Selling Agents.

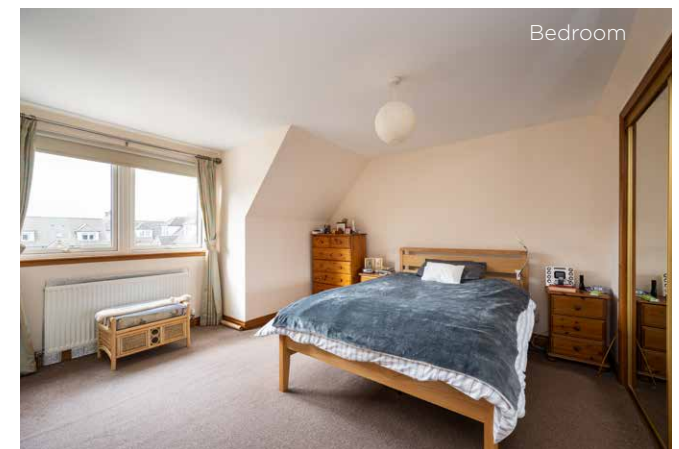
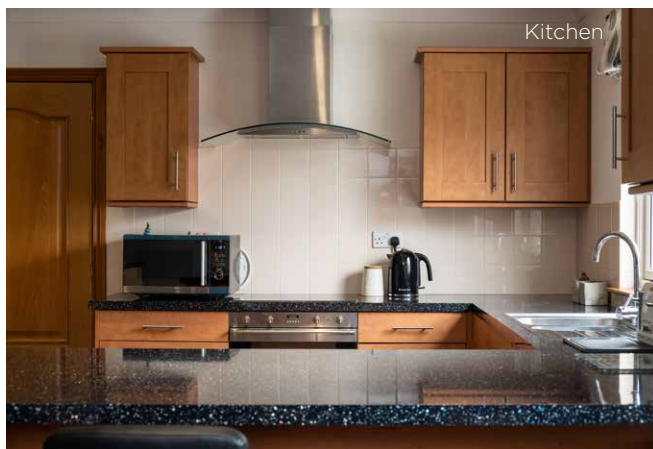
## Anti Money Laundering (AML) Regulations

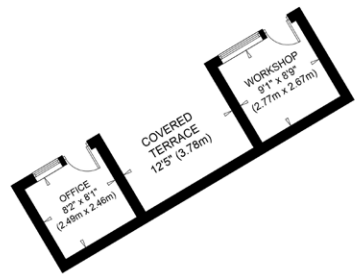
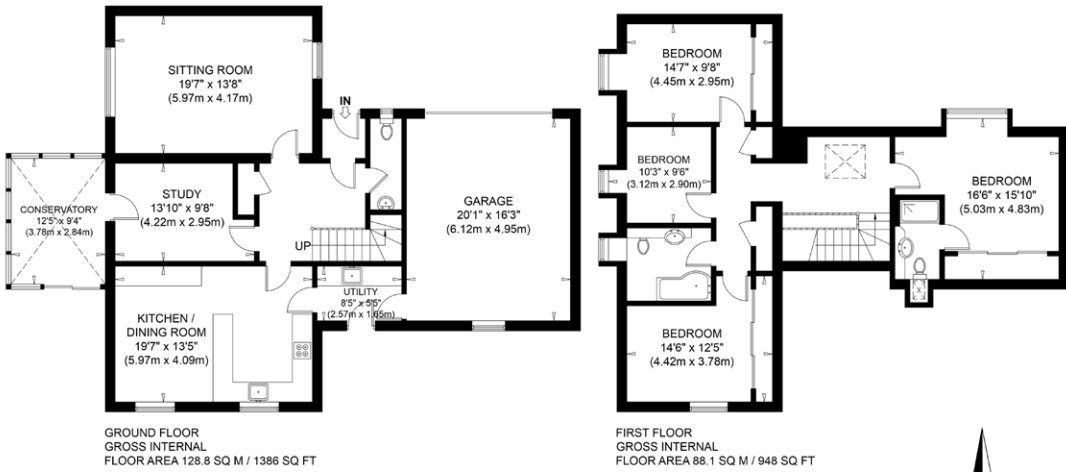
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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 April 2026





**OUTBUILDING**  
GROSS INTERNAL FLOOR AREA 13.4 SQ M / 144 SQ FT



**THE BEECHES**  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 216.9 SQ M / 2334 SQ FT  
 OUTBUILDING = 13.4 SQ M / 144 SQ FT  
 TOTAL = 230.3 SQ M / 2478 SQ FT  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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 www.photographyandfloorplans.co.uk





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