

Eglingham

Main Street | Gordon | Scottish Borders



Galbraith

Traditional five bedroom end terraced house with self-contained annexe



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

(All distances are approximate)

Three reception rooms. Five bedrooms

Recently refurbished self-contained annexe

Garage and workshop

Solar panels

Private garden and driveway

Within easy access to A68

Offers Over £295,000

Galbraith

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galbraithgroup.com

Situation

Set in the heart of Gordon, Eglingham is a charming five-bedroom family home dating back to circa 1857. Combining period character with generous proportions, the property offers spacious and versatile family accommodation extending to approximately 208 sqm.

Gordon, a 19th Century Borders village is surrounded by fine Borders countryside and local amenities include a public house, award winning 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

Eglingham is a traditional end-terraced family home offering deceptively spacious "Tardis-like" accommodation arranged over two floors.

The ground floor comprises two well-proportioned reception rooms, one of which features an attractive open fire, creating a warm and inviting living space. To the rear of the property is a generous dining kitchen fitted with a range of wall and base units complemented by ample worktop space. The kitchen also benefits from an attractive fireplace with stove and a door providing direct access to the enclosed rear courtyard.

The property also benefits from a self-contained annexe, accessed via the kitchen and enjoying its own private main door entrance. Recently refurbished to a modern standard, the annexe comprises a bright and spacious lounge with large windows allowing an abundance of natural light, a bedroom, and a contemporary shower room. Offering excellent flexibility, the space is ideally suited for extended family living, guest accommodation, or potential holiday-let use, subject to the necessary consents.

Access to the first floor is available via two separate staircases, a main timber staircase rising from the front entrance hall and an additional staircase leading from the kitchen, creating a unique and versatile split-level arrangement throughout the property.

Stairs rise from the entrance hallway and divide to create a versatile arrangement. One side hosts two spacious bedrooms and a separate WC, while the other leads to two further generously proportioned bedrooms and a family bathroom with separate shower cubicle. Several of the bedrooms benefit from double-aspect windows and original working shutters, while exposed timber floorboards enhance the bright and airy feel throughout the first floor.



Accommodation

Ground Floor: Entrance hallway, living room, dining room, rear hallway and dining kitchen.

First Floor: Landing, four bedrooms, bathroom and WC

Annexe: Kitchenette, sitting room, bedroom, hallway and shower room

Garden

Externally, the property benefits from an enclosed rear courtyard offering a good degree of privacy, with direct access to the workshop and garage, together with an additional upper level above offering excellent potential for further development, subject to the necessary consents. The property also enjoys a lawned garden area, while iron gates open onto the driveway, providing off-street parking.

General Remarks and Information

Tenure

Freehold

Local Authority

Scottish Borders Council

Council Tax

Band D

EPC

Band E

Services

Mains electricity and water are connected | solid fuel: wood pellet-fired central heating | solar panels | Internet available | mobile signal: Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



what.three.words



Post Code: TD3 6JW

Solicitors

Andrew Haddon & Crowe WS

3 Oliver Place

Hawick

Scottish Borders

TD9 9BG

Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.



Anti Money Laundering (AML) Regulations

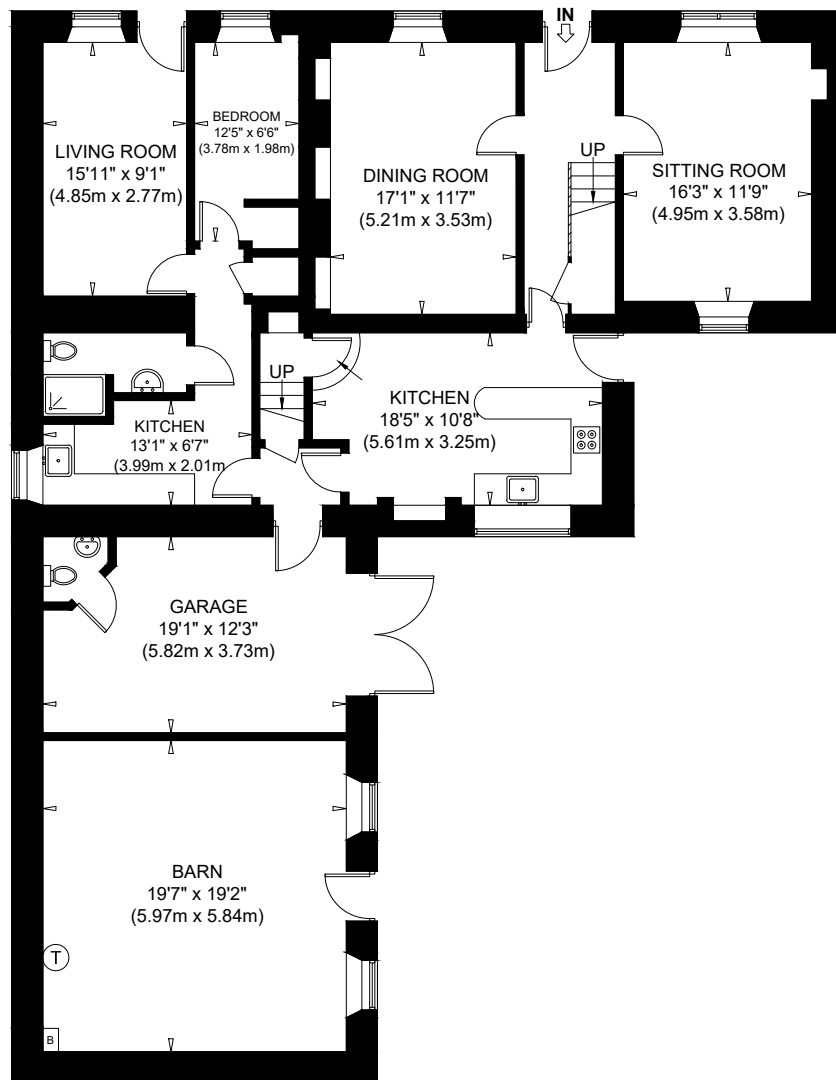
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

Important Notes:

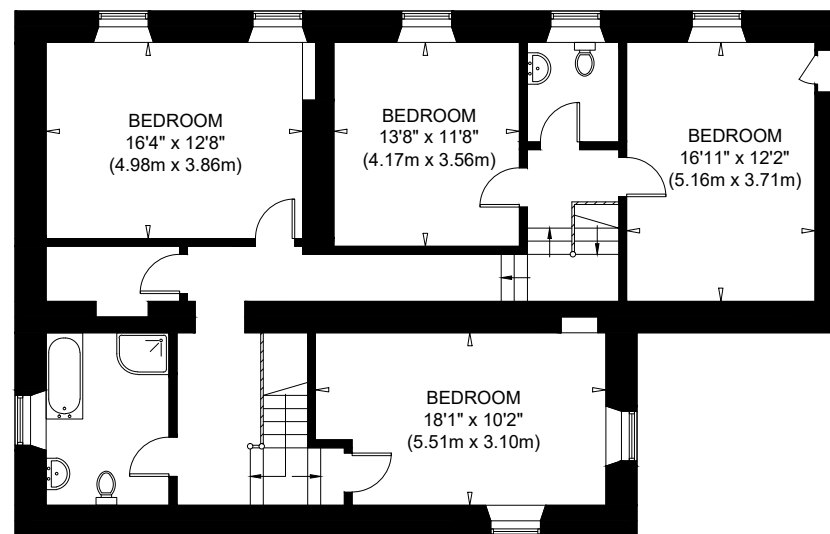
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 May 2026







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 175.7 SQ M / 1891 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 114.7 SQ M / 1234 SQ FT



EGLINGHAM

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 290.4 SQ M / 3125 SQ FT

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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