



Lammerview, Eden Road, Gordon, TD3 6JT



- Semi-Detached Stone House
- Kitchen / Breakfast Room
- Bathroom, Utility & Sunroom
- PV Solar Panels with FITs
- South-facing Rear Garden

 3

 2

 2

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- Spacious Living Room with Stove
- 3 Bedrooms (Master with Ensuite)
- Attic Storage Rooms with Rooflights
- Stove with Solid Fuel Heating
- Off-Street Parking to Front

Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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### LOCATION:

Set in the popular small village of Gordon in the heart of the Scottish Borders, which has a pub / cafe, nursery, primary school and village hall. There is a Community Woodland which is a real asset to the village for walkers of all abilities. Gordon sits approx. 8 miles from Kelso and approx. 6 miles from Earlston both of which are much larger towns and offer a comprehensive range of amenities between them including supermarkets, boutique shops, doctors, dentists and a garden centre. Gordon is also within the catchment for the highly regarded Earlston High School. The village sits approx. 35 miles from Edinburgh and approx. 12 miles from The Waverley Rail Link at Tweedbank.

### DESCRIPTION:

This unique stone-built semi-detached house, once a local village police station and officer's home, now exudes a cosy, welcoming atmosphere blending cottage charm with a touch of bohemian style. This three-bedroom family home has a floor area of 138 metres squared with a quirky layout and features solid fuel heating centred around a wood-burning stove, creating a warm focal point. Additionally, its Solar PV system generates a considerable return, adding sustainability to its character. Viewing is highly recommended to appreciate all the hidden extras and charm this property has to offer.

### EXTERNALLY:

To the front of the property is off-street parking. The rear south-facing garden is fully enclosed with a gate accessing the bowling club. The garden is mainly laid to lawn with some mature bushes and trees and has a gravelled patio area with a Clematis covered pergola. There is a handy garden shed at the end of the garden, which is lined and has a workbench and electricity.

### SERVICES:

Mains Electric, water & drainage. Solid fuel central heating. PV Solar Panels with FITs. The solar panels generated in excess of £1900 in 2024 and £1800 in 2023.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



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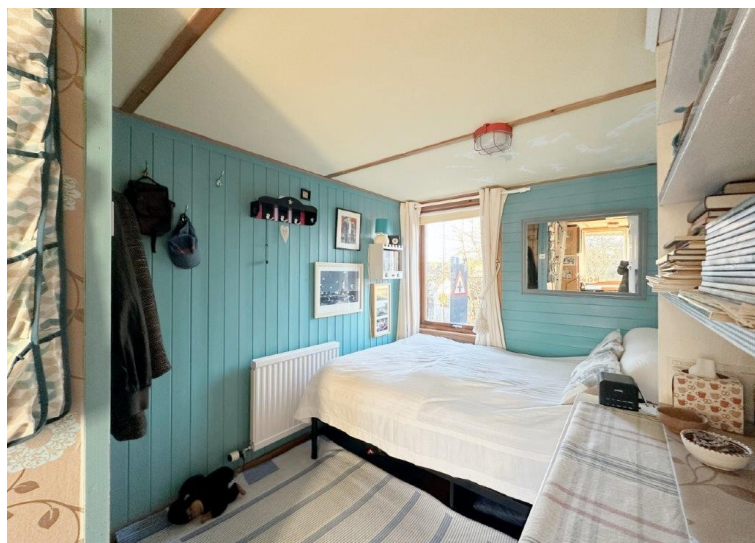
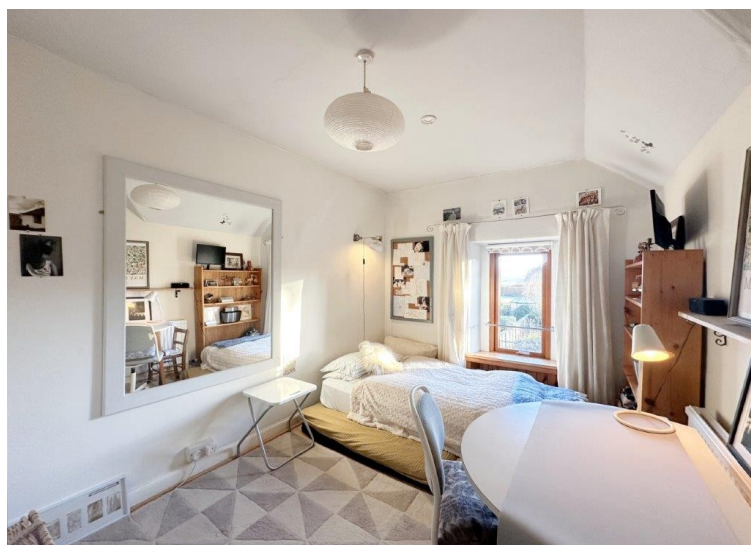
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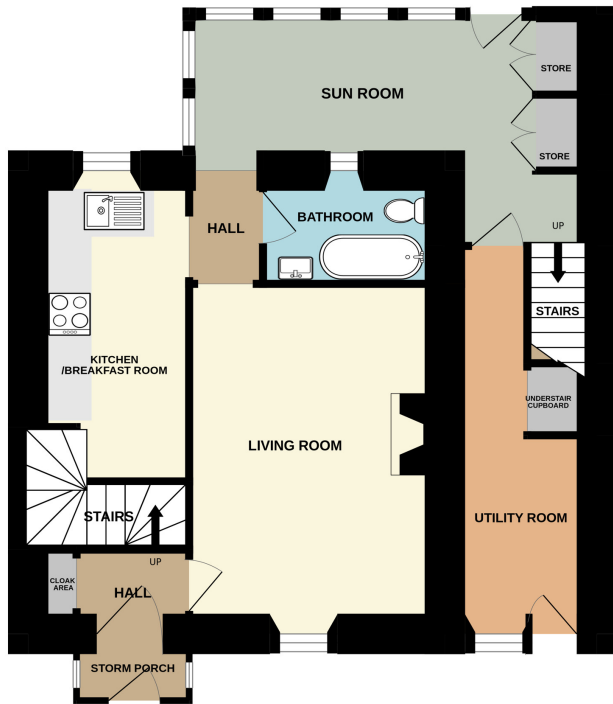
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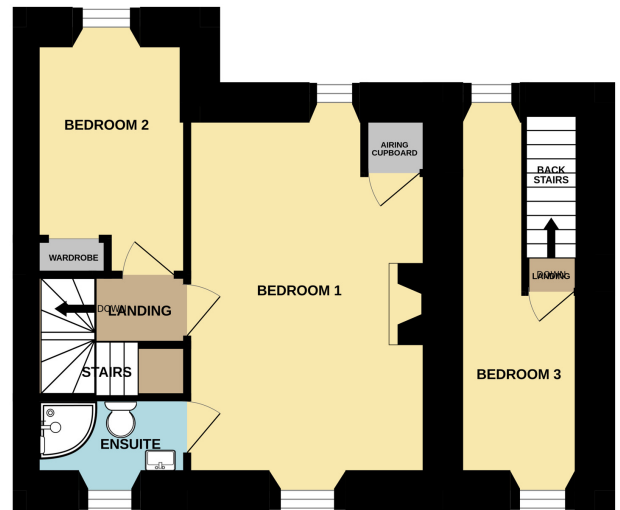


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## FLOOR PLAN:



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION:

- PORCH (1.43M X 0.60M)
- CLOAK AREA (1.14M X 0.57M)
- INNER HALL (1.55M X 1.10M)
- BATHROOM (2.68M X 1.59M)
- UTILITY ROOM (5.77M X 2.28M) including u/s cupb'd
- BEDROOM 3 (5.77M X 2.22M) at widest
- BEDROOM 2 (3.42M X 2.48M)
- EN-SUITE SHOWER ROOM (2.55M X 1.18M)
- HALL (1.68M X 1.26M)
- LIVING ROOM (5.31M X 3.79M)
- KITCHEN (4.61M X 2.52)
- SUNROOM (6.03M X 2.28M) including cupboard
- SMALL LANDING (0.82M X 0.56M)
- MAIN LANDING (1.08M X 0.99M)
- BEDROOM 1 (5.30M X 3.84M) including airing cupb'd

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