

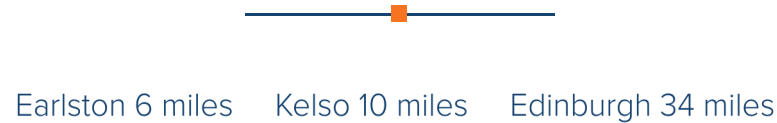


2 Greenknowe Farm Cottages

Gordon, Scottish Borders, TD3 6LA

Galbraith

Tranquil terraced cottage within a desirable rural location.


Earlston 6 miles Kelso 10 miles Edinburgh 34 miles

 3  1  1

About 0.5 acres (0.20 hectares)

1/2 reception rooms, 2/3 bedrooms, 1 bathroom.

Fantastic property in rarely available location.

Finished to a high standard throughout.

Within comfortable commuting distance of Edinburgh.

Attractive and peaceful location.

Well-kept generous garden offering a lawn, seating area and a good degree of privacy.

Stunning farmland views to the front and rear of the cottage.

Offers Over £340,000

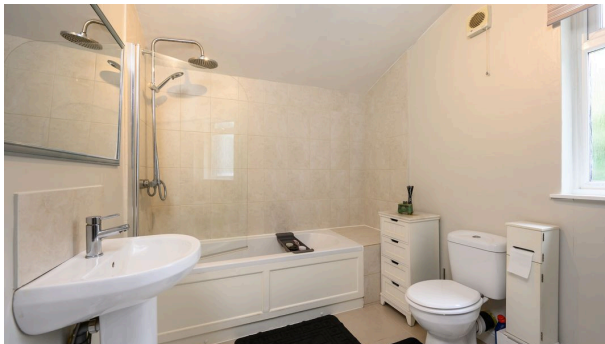
Situation and Description

2 Greenknowe Farm Cottage is a quaint and tranquil mid terraced property, sitting in a rural yet accessible location, about 1 mile north from the village of Gordon and 34 miles of Edinburgh City By-pass. Gordon, a 19th Century Borders village lies approximately 9 miles north of Kelso 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 public house, coffee shop, local pub, primary school, church, village hall and some community woodland. Secondary schooling is at the highly regarded Earlston High School (about 6 miles). Private schooling is available in each of Melrose and Berwick upon Tweed. Edinburgh schools are also easily accessible. Both Kelso and Melrose are within easy reach and the Borders Railway is about 12 miles away.

2 Greenknowe Farm Cottage is a lovely mid terraced cottage which was originally two properties. The cottages have been thoughtfully combined to create a modern and versatile accommodation.

An inviting entranceway leads into the lounge with feature multi-fuel stove, which flows towards the modern designed kitchen with Chefmaster oven. There is a spacious sitting room/bedroom 3, utility room and family bathroom. A quirk of the combined cottages is the symmetrical Juliet staircases at either end of the property leading up to spacious landings, which could be utilised as office space or a snug area. The two upstairs double bedrooms have triple windows allowing for floods of natural light. The property enjoys the benefits of double glazing and oil central heating as well as the multi fuelled stove.

Outside impressively hosts a gravelled area for parking, good sized summerhouse with power, log shed, coal bunker, a well-kept lawn area leading to outdoor seating which is surrounded by decorative raised beds, wooden gazebo, fruit cage, vegetable beds and 2 garden sheds (one with a small greenhouse attached). The quiet and peaceful garden overlooks rolling farmland and receives uninterrupted sunlight.



Accommodation

Ground Floor:
Entrance hallway, lounge with multifuel stove, kitchen, utility room, sitting room/bedroom 3 and family bathroom.

First Floor:
Two separate staircases lead up to two spacious landings, 2 spacious double bedrooms with interconnecting door.

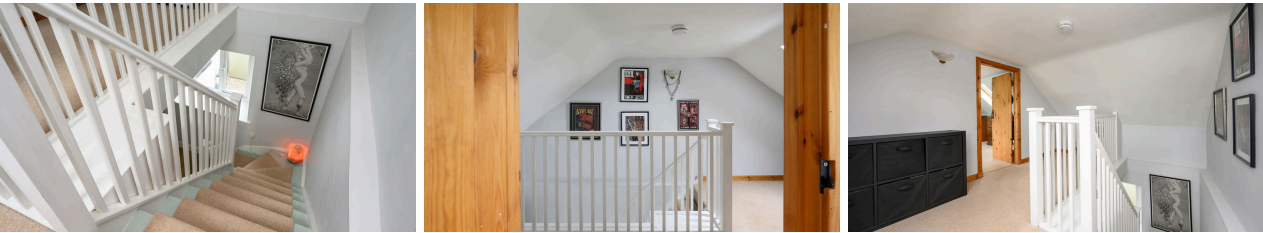
Garden and Grounds:
The garden grounds to the rear of the cottage allow for off-street parking, a log store, a summerhouse (with power) and 2 sheds (one with side green house), wood-built gazebo, fruit cage and vegetable beds all sitting on 0.5 of an acre.

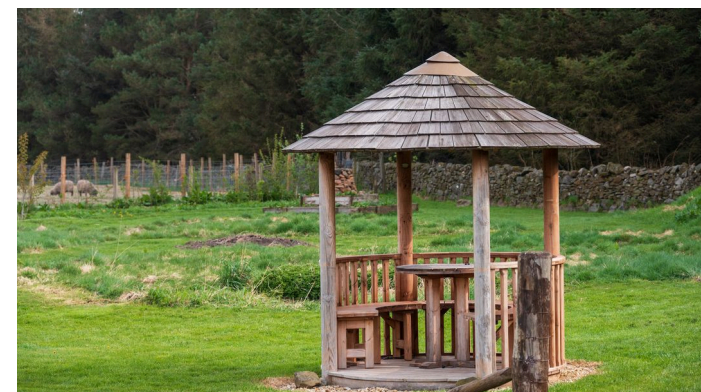
Access/Third party rights of access/Servitudes etc
To park at the rear of the property you have the right of access though the rear gardens of numbers 1 & 2.

Directions
From Gordon travel north on the A6089 and Greenknowe is signed on your left approximately one mile north of the village. The farm cottages are on your right a short distance along the farm road.

Solicitor
McEwan Fraser Legal, 130 Claremont Street, Edinburgh, EH7 4LB

Local Authority
Scottish Borders Council



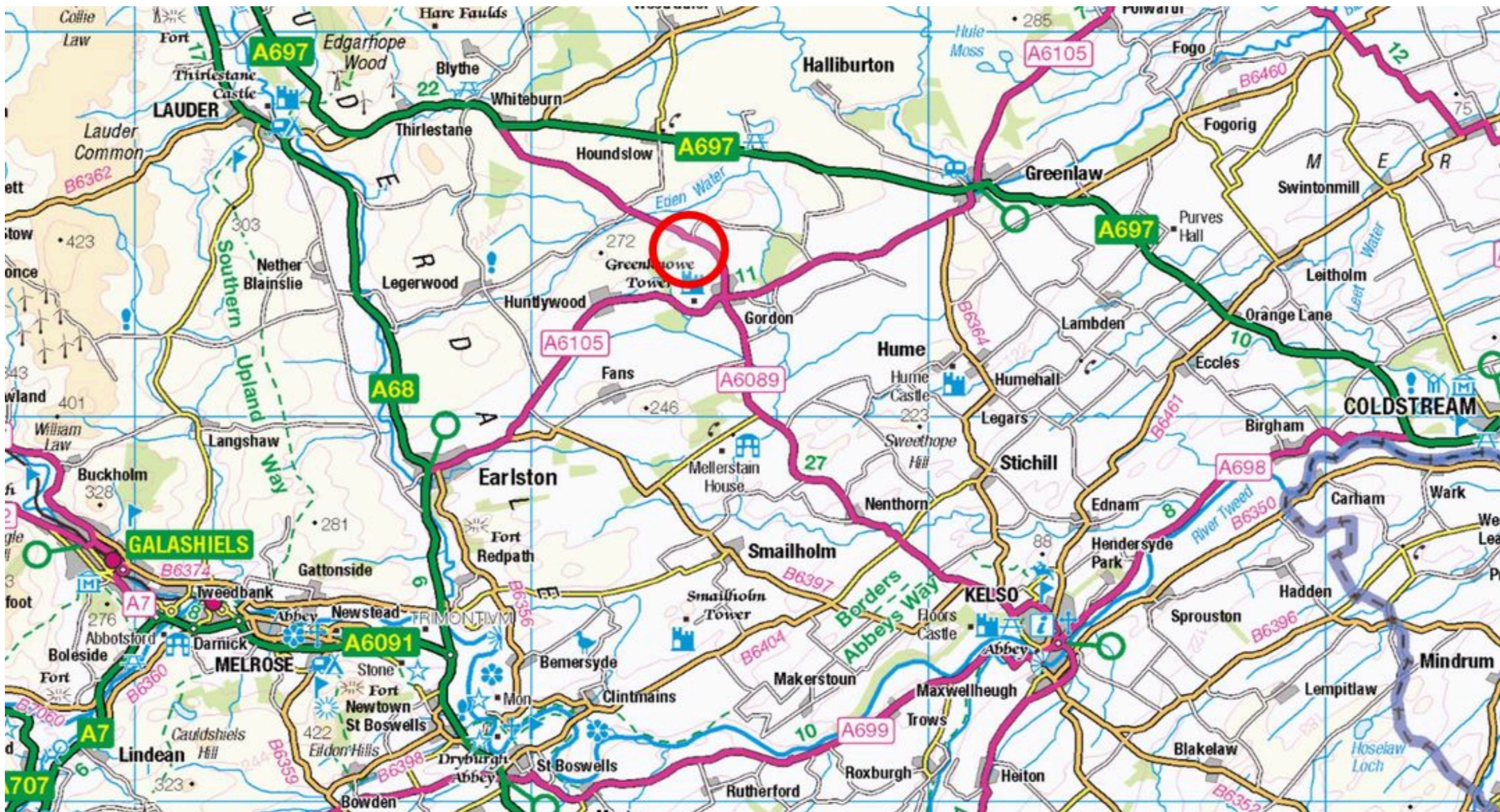


IMPORTANT NOTES:

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 23/04/2025.

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. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



TD3 6LA



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Viewings

Strictly by appointment with Galbraith Kelso Tel: 01573224244 Email: kelso@galbraithgroup.com



Tenure

Freehold

Local Authority

Scottish Borders Council

Council Tax

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EPC

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Services

Water

Mains Supply

Electricity

Mains Supply

Drainage

Private Supply

Central Heating

Oil

Internet

Available



Additional Information

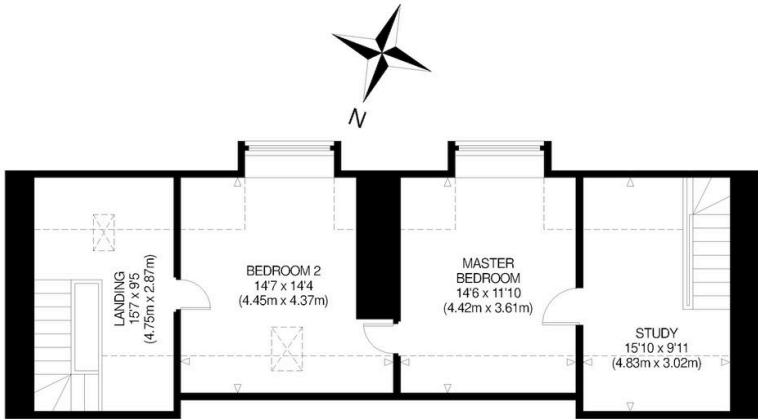
FIXTURES AND FITTINGS

Dishwasher, washing machine, fridge freezer and oven to be included within the sale.

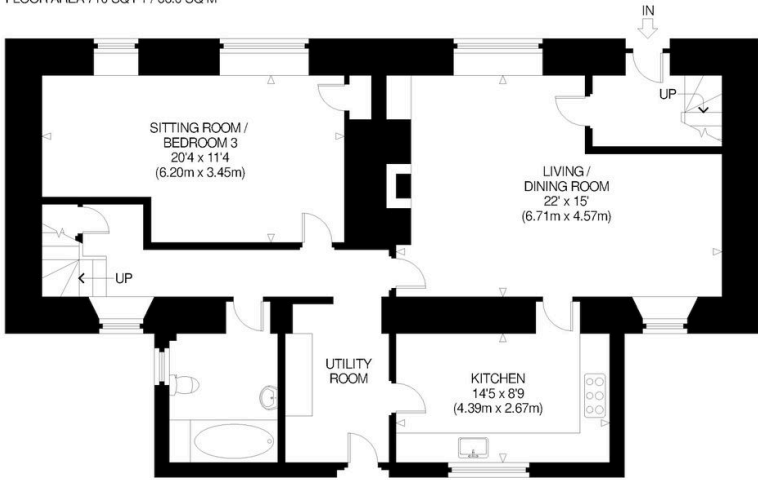
No other items are included unless specifically mentioned in these particulars.

Plans

Total Area: 1738 SQ.FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 710 SQ FT / 66.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1028 SQ FT / 95.5 SQ M

GREENKNOWE FARM COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1738 SQ FT / 161.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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