





1 THE BEECHES

GORDON, BORDERS

AN IMMACULATELY PRESENTED SPACIOUS FIVE BED FAMILY VILLA
WITH SPECTACULAR COUNTRY VIEWS

Gordon village will attend to all your daily requirements with a general store, church, pub, coffee shop, a primary school and nursery. Gordon also falls into the catchment area for the well renowned Earlston High School. Further facilities can be found at the nearby towns of Earlston or Kelso which offer a good range of shops and services. Edinburgh can be easily reached by the A68 in a commutable forty-five minutes drive.

Views and amenities from around Gordon,

1 The Beeches is a recent new build, an immaculate presented, deceptively spacious family villa situated within a quiet private development within the popular village of Gordon. The property is built by Andrew Davie Homes and finished to a very high standard and is part of an exclusive development within a stunning semi-rural location.

Viewing is highly recommended to appreciate this beautiful location and uniquely built family home. Entrance to the property is through a timber and glazed door into the vestibule which in turn leads to the spacious light and bright reception hall. The lounge is located to the front of the property with windows giving an abundance of light. The beautiful dining kitchen/family room is at the rear of the home which includes shaker style hardwood units, Lamona hob, cooker hood, oven, dishwasher, fridge, breakfast bar and family area. The utility room complements the kitchen and includes space for washing machine and dryer with a door leading to the rear garden and access

to the large single garage. This level also a cloakroom and storage cupboard space.

The upper level is reached by a solid oak stairway leading to the landing. There are four good sized bedrooms with the master bedroom including triple wardrobes, en-suite with oversized shower, vanity unit and double windows to the front. Two of the bedrooms have spectacular views over the countryside. The modern family bathroom comprises of white three-piece suite, overhead shower, heated towel rail, and vanity unit.

The property also benefits from full double glazing and oil-based central heating (supplied by a tank in the back garden). There are private secluded garden grounds to the front, side and rear including a monoblock driveway and larger than usual garage with up and over the door. The attractive private rear garden is mainly laid to lawn with lovely country views to admire. Oak doors and finishes can be found throughout.



“THE PROPERTY IS BUILT BY ANDREW DAVIE HOMES AND FINISHED TO A VERY HIGH STANDARD...”

PROPERTY SPECIFICATIONS



BEDROOM ONE



BEDROOM TWO



EN-SUITE



BEDROOM THREE



BATHROOM

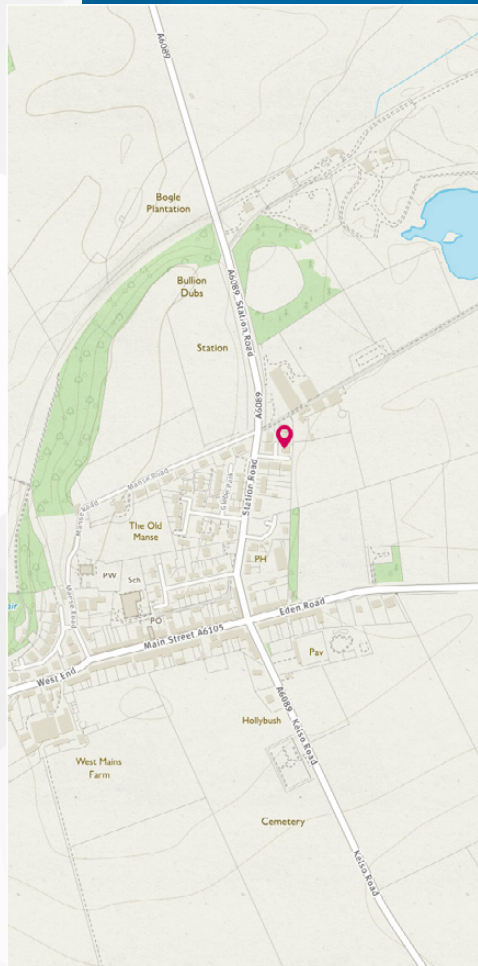
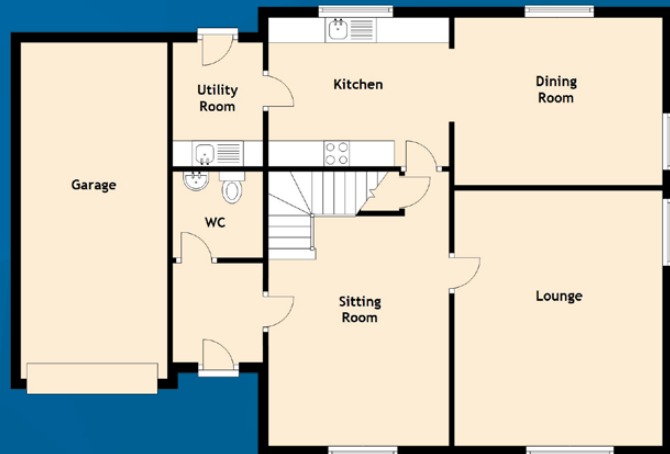


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/a>



Approximate Dimensions (Taken from the widest point)

Lounge	5.01m (16'5") x 4.07m (13'4")
Sitting Room	5.38m (17'8") x 3.58m (11'9")
Dining Room	4.07m (13'4") x 3.29m (10'10")
Kitchen	3.54m (11'7") x 2.92m (9'7")
Utility Room	2.43m (8') x 1.77m (5'10")
Bedroom 1	4.74m (15'7") x 3.96m (13')
En-suite	2.33m (7'8") x 1.40m (4'7")
Bedroom 2	2.93m (9'7") x 2.77m (9'1")
Bedroom 3	3.05m (10') x 2.84m (9'4")
Bedroom 4	3.09m (10'2") x 3.09m (10'2")
Bathroom	2.93m (9'7") x 1.99m (6'6")
WC	1.77m (5'10") x 1.69m (5'7")
Garage	6.59m (21'7") x 2.87m (9'5")

Gross internal floor area (m²)

173m²

EPC Rating

C

Extras (Included in sale)

All fitted floor coverings, blinds, curtains, and built-in kitchen appliances. NHBC Certificate.



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