



1 KIRKPARK, WESTRUTHER, GORDON

**McEwan Fraser Legal**  
Solicitors & Estate Agents

# WESTRUTHER

GORDON, TD3 6NR



## AREA

Westruther is a picturesque small Berwickshire village in a fine rural location, set in in the Lammermuir hills with a good range of amenities including an excellent primary school, church, village hall and a popular Inn (The Old Thistle Inn). The village is also the current floral gateway 'wee village' winner. It is a small community yet has a host of activities within the village for young and old.

A wider range of amenities are found in each of Lauder, Melrose, Earlston, Duns and Galashiels and secondary school catchment is at the highly regarded Earlston High

School. Westruther has good road links with the main Borders towns and is well positioned for commuting to Edinburgh or Newcastle by road and by rail since the opening of the new Borders Railway or from the East Coast mainline from Berwick which is a 40-minute drive.

The fabulous coastal areas of the Scottish borders and Northumberland are less than a one hour drive away. Situated close to the southern upland way and the borders cycle routes, great walks and cycles are not far away including the Southern Upland Way.

## EXTERIOR & GARDEN VIEWS



# 1 KIRKPARK

## PROPERTY

The accommodation comprises: Entrance porch to the front of the property with a large storage cupboard, entrance hall with oak flooring, downstairs bathroom with WC and hand basin, through lounge having aspects to both front and rear of the property with french doors leading to the rear garden, dining room with direct access to the kitchen area, family area with french doors leading to the rear garden leading to large dining kitchen with breakfast bar and ample wall and floor mounted units topped with plenty of worktop space, electric hob, double oven, integrated dishwasher and fridge/freezer. A well-proportioned utility room with further matching floor mounted units and tall storage unit also benefiting from plumbing for washing machine, leading to further WC with hand basin and access to the integral double garage. There is also an additional staircase leading to a fabulous large additional room. This room can be used for a variety of uses, currently set up for the kids as a gaming/music/cinema room could be used as a music room, entertainment room, gym, home office, ultimate kids playroom, extra bedroom and benefits from two Velux windows making it a very light and airy space. This room in connection with the utility and downstairs WC could also be easily set up as a granny flat/rented space. Access to the rear garden is also gained from the utility room.

From the entrance hall, a staircase leads to the upstairs accommodation consisting of a large master bedroom leading through to a dressing room with ample closed wardrobe space onto an en-suite 4 piece bathroom comprising WC, two hand basins, and a large power/massaging shower. Bedroom 2 and 3 also benefit from built-in wardrobes and bedroom 2 has an additional en-suite showroom with WC, hand basin and shower.

Bedroom 4 and the tasteful family bathroom comprising of WC and Hand basin and a Jacuzzi bath with shower, complete the upstairs accommodation. There is loft space access from a hatch in the master dressing area with boarding and storage space and a small attic space of the master en-suite further extends the storage options.

The property has oil fired central heating, double glazing throughout and there is a mixture of carpet, oak and vinyl flooring fitted. A mix of glazed and solid internal doors, numerous electric power points, aerial sockets and phone points in every room. There are also smoke alarms throughout and an intruder alarm. The decoration has recently been updated and refreshed, meaning the new occupier could move straight in with no immediate requirement to change to taste.

Externally, gardens can be found on the front, rear and side of the property. The front is grassed with a large pebbled driveway big enough for several cars with access to the double garage via an up and over a double door. Also from the driveway is a disabled access ramp providing easy access to the front of the house, or a great ramp for the kids to utilise on their bikes. The pebble pathway continues around the full property as does the lawn providing great space for the kids to play or a great canvas for an avid gardener. There are an outside tap and external power sockets to the rear of the property which is bordered by a natural dry stone wall. Several Birch trees are also along the perimeter of the property. There is additional parking available on the road adjacent to the property.

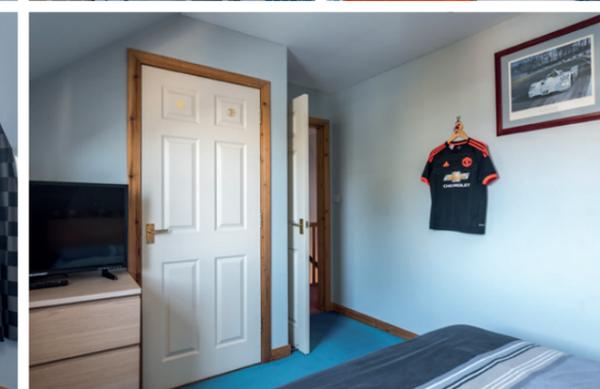


# LOUNGE & DINING ROOM



# MASTER BEDROOM & EN-SUITE





# BEDROOMS

# BATHROOM



## SPECIFICATIONS

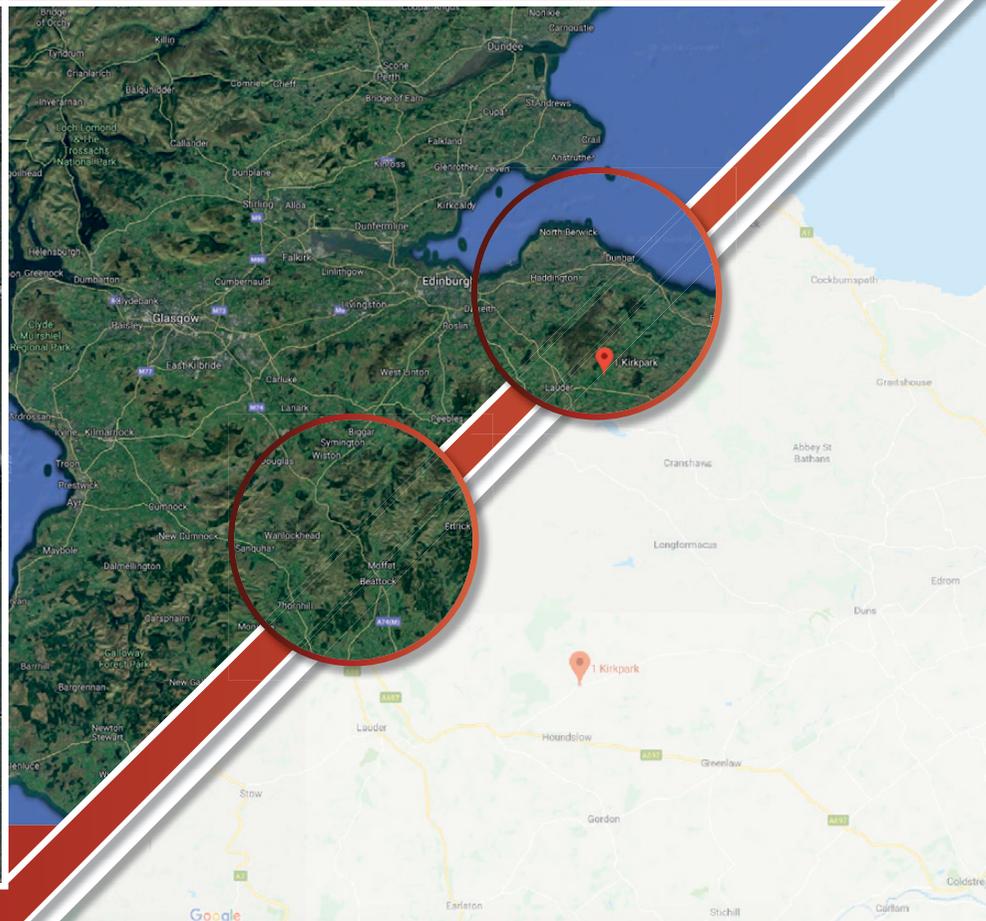
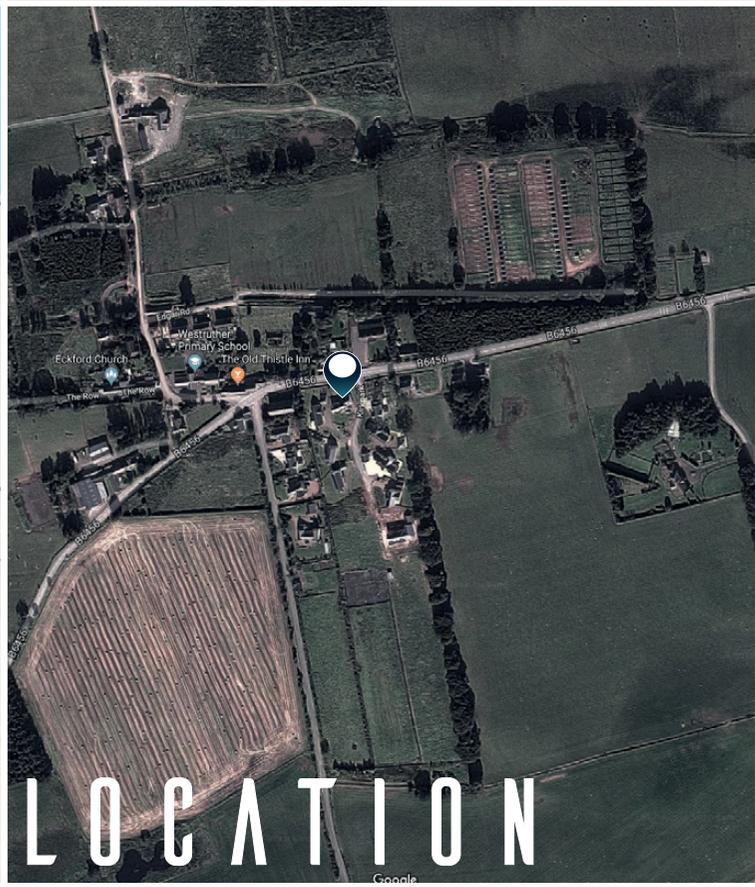
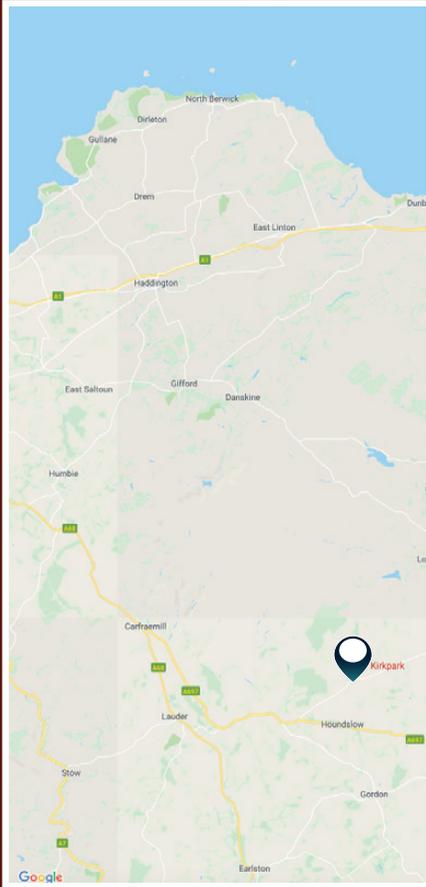
FLOOR PLAN // LOCATION

### Approximate Dimensions (Taken from the widest point)

Lounge	6.60m (21'8") x 3.83m (12'7")	Dressing Room	3.85m (12'8") x 2.89m (9'6")
Hall	4.82m (15'10") x 1.98m (6'6")	En-suite	2.67m (8'9") x 2.57m (8'5")
Kitchen/Dining Area	6.88m (22'7") x 2.95m (9'8")	Bedroom 2	3.84m (12'7") x 3.67m (12')
Dining Room	4.02m (13'2") x 3.59m (11'9")	En-suite 2	1.90m (6'5") x 2.60m (8'6")
Study	3.50m (11'6") x 2.88m (9'5")	Bedroom 3	3.84m (12'7") x 2.87m (9'5")
Utility	4.19m (13'9") x 2.18m (7'2")	Bedroom 4	3.04m (10') x 2.67m (8'9")
Master Bedroom	4.03m (13'3") x 3.85m (12'8")	Bathroom	2.95m (9'8") x 1.70m (5'7")
		Attic/TV Room	5.55m (18'3") x 4.90m (16'1")
		WC	2.19m (7'2") x 1.28m (4'2")
		WC	1.98m (6'6") x 1.98m (6'6")

**EXTRAS (Included in the sale) :** All fixtures, fittings, carpets and integrated kitchen appliances.

**EPC Rating :** C // **Gross internal floor area (m2) :** 217m<sup>2</sup>



# LOCATION

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description  
**DEREK WEBSTER**  
 Surveyor



Professional photography  
**VIKTOR VASS**  
 Photographer



Layout graphics and design  
**EAMONN MULLANE**  
 Designer