

Stevenson & Johnstone

solicitors and estate agents

EDENBROOK VIEW East Mains GORDON Other



A deceptively spacious individually architect designed steading development occupying a plot of approximately half an acre in an excellent rural location. Gardens surround three sides of the property allowing each aspect of the building to enjoy different outlooks especially to the East where it benefits from large windows overlooking mature woodland and the "Eden Water".

Fixed Price £395,000.00

Features

Entrance/Dining Hall. Lounge. Kitchen/Family Room. Utility. Study/5th Bedroom. Toilet/Cloakroom. 4 Bedrooms (2 en-suite). Family Bathroom. Integral Garage. Full Double Glazing. Oil Fired Under-Floor Heating. Garden and Decking.

Property Shop
38 High Street
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Entrance/Dining Hall: 17' 2" x 11' 6" (5.25m x 3.5m)

An impressive entrance hall with the versatility for several uses. Stained glass entrance door with opening sidelights, under stairs storage. 2 ceiling rose lights, 2 sockets. Half glazed double doors to lounge. Single doors to utility, kitchen, study and cloakroom. Spindle staircase to first floor.



Lounge: 22' x 21' 4" (6.7m x 6.5m)

Dual aspect with several interesting features including full height chimney, alcoves and wood burning stove. Deep recessed windows to front and bay window with French Windows to the East leading onto decking and walled garden. 7 double sockets. Telephone point. T.V. socket.



Kitchen/Family Room: 26' x 14' 9" (7.95 x 4.5m)

Deightful dual aspect open plan area with 'Moben' solid oak door kitchen units and contrasting cream centre island/breakfast bar. Dual fuel range cooker. Fridge drawers. Dishwasher. One and half bowl stainless steel sink. Plumbed for American fridge/freezer if required. Two sets of double doors leading from the kitchen area to the external decking. Double doors leading from the dining area onto the easterly mature woodland garden. 4 sockets. T.V. point. Telephone socket.



Utility: 8' 10" x 4' 0" (2.7m x 1.2m)

Useful walk-in store cupboard housing the boiler, additional white kitchen units. Stainless steel sink. Plumbed for washing machine. Space for freezer. Doors leading to integral garage, external drying area and gardens. 2 double sockets. External water tap.

Study: 9' 8" x 6' 3" (2.9m x 1.9m)

Pleasant west facing room with window. 3 electrical sockets. T.V. point. Telephone socket. Provision to convert to disabled shower room.

Toilet/Cloakroom: 5' 11" x 4' 6" (1.8m x 1.3m)

Disabled access. W.C.

Staircase to First Floor:-

Staircase with wood stained spindles. Mid-landing with window producing a pleasant light upper landing. Airing cupboard. Ample space for extra storage cupboards or seating/shelved area. 2 electrical sockets.



Master Bedroom Suite: 18' 4" x 14' 9" (5.6m x 4.5m)

Balconied dual aspect bedroom with windows to the West and feature walk on balcony to the East giving wonderful views of open woodland and Eden Water. A chimney breast creates an attractive feature with alcoves and coombed ceiling. 4 double sockets. Telephone socket. Television point.

En-suite: 7' 10" x 7' 4" (2.4m x 2.2m)

Luxury fully tiled bathroom with bath and shower over. Fitted base units housing feature glass basin. Solid wood worktop. Shaver point. Built in shelving. Coombed ceiling.



Dressing Room: 6' 2" x 5' 7" (1.8m x 1.7m)

Fitted with shelving and hanging rails.

Bedroom 2: 15' 7" x 14' 9" (4.7m x 4.5m)

Dual aspect bright room with North facing window and feature East facing window with Spanish Balcony overlooking woodland garden and beyond to the Eden Water. A connecting door into the spacious family bathroom creates en-suite facilities. Coombed ceiling. 5 electrical sockets. T.V. point. Telephone socket.

Bedroom 3: 12' 8" x 9' 10" (3.8m x 3.0m)

Double bedroom with West facing window. 3 double sockets. Coombed ceiling. Telephone socket. T.V. point.

En-suite Shower Room: 8' 6" x 5' 1" (2.6m x 1.5m)

Modern shower suite with 800mm shower enclosure. W.C. Wash hand basin. Chrome towel heater. Built in storage. Shaver point. Coombed ceiling.

Bedroom 4: 13' 1" x 8' 1" (4.0m x 2.4m)

Double bedroom with West facing window. 3 double sockets. Coombed ceiling. T.V. point. Telephone socket.

Family Bathroom: 10' 2" x 8' 6" (3.1m x 2.6m)

Fully tiled in neutral colours with two velux windows producing a light spacious room. Modern white 4 piece suite comprising bath, 900mm quadrant shower, W.C. and wash hand basin on pedestal. Shaver point. Chrome towel warmer. Coombed ceiling.

Integral Garage: 19' 6" x 19' 6" (6.0m x 6.0m)

Electronic roller door and entrance into utility room. 3 electrical sockets. Upper storage area housing thermal hot water store. Ample parking in driveway.

Outside:-

Each property at East Mains is accessed via a private road from the minor public road leading to Gordon East Mains. Private drive. Large lawn to the front with smaller Southern lawn to the side leading to a secluded rear walled garden and decking area. Woodland garden beyond to the West which contains access road and bio/septic tank for the new development.

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General

Address:

EDENBROOK VIEW
East Mains GORDON
Berwickshire
Other
Borders
TD3 6JU

Amenities:

Mains water (via a private pipe) and electricity. Private drainage to a sewage treatment plant. Oil fired under-floor heating.

Council Tax:

To be assessed on completion.

Entry:

By arrangement

Price:

£395,000.00

Viewing:

By arrangement with the developers David and Lesley Capstick Tel: 07771634415 or 01573 410700.

Offers:

Offers should be submitted in correct Scottish legal terms to the selling agents Stevenson & Johnstone Solicitors and Estate Agents, 38 High Street, Langholm through whom all negotiations must be conducted.

Directions:

Travelling south from Edinburgh on the A68 take the A697 at Carfraemill roundabout then the A6089 for Kelso. At Gordon cross-roads turn left onto the A6105 to Greenlaw. East Mains is the first turning on the right leaving Gordon.

Planning:

Full planning (07/00445/FUL) and building warrant approval (07/01269/DEMERE) applications have been approved by Scottish Borders Council.

Tenure:

Freehold

N.B

These particulars, whilst believed to be correct, are not guaranteed and intending purchasers must satisfy themselves as to the accuracy of the information and measurements contained herein.

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