



**For Sale**

**Middle Cottage, Houndslow**

**Gordon, TD3 6LX**

**Edwin  
Thompson**





# Middle Cottage, Houndslow

Gordon, TD3 6LX

Middle Cottage is a generous sized, 3 bedroom cottage. It has bright and spacious rooms throughout and is decorated to a high standard, having recently under gone some renovation work. The secluded landscaped garden is 0.36 acres and benefits from external storage solutions. The perfect home for a family and for those with pets.

**Offers Over £435,000**

## Accommodation Currently Comprises:

**Ground Floor:** Entrance hall/ vestibule with staircase to first floor, master bedroom, shower room, W/C, dressing room/ bedroom, kitchen, sitting room, dining room, boiler cupboard, family bathroom, rear hall, living room.

**First Floor:** landing/ office, ensuite, two double bedrooms.

**Externally:** landscaped gardens- 0.36acres, Paddock- circa 1.37 acres, Annex with private entrance.

**Distances:** Edinburgh 33 miles, Newcastle 76 miles, Berwick Upon Tweed 26 miles (All distances are approximate).

## Situation

Middle Cottage is a substantial detached cottage set within landscaped gardens of 0.36 acres and has a further paddock of circa 1.37 acres. It is situated in a hamlet of properties at Houndslow which lies between Westruther and Gordon on the A697. Gordon lies just south of Houndslow and both are in Berwickshire towards the east of the Scottish Borders. Gordon has a population of around 415. Amenities in Gordon are limited to St Michael's Parish church, a nursery, primary school, Bowling Club, Football Pitch, Village Shop, Community Woodland, Play Park, Gordon Arms Public House and Café. Earlston provides secondary schooling

and some additional amenities. Kelso twelve miles southwest and Galashiels sixteen miles northwest provide a broader range of shops, services and recreational facilities. Edinburgh is readily commutable either via the A697 or by train from Stow or Tweedbank whilst the increasingly sought after town of Lauder is just a few minutes drive away.

On a broader note, the Scottish Borders offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns. Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play. Home to world class activities and attractions, it's no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its' spectacular Common Ridings, when whole communities come together to celebrate each town's individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, a move to the Scottish Borders really could be the best move of your life.

## Description

Middle Cottage offers the complete package with generously proportioned rooms in an excellent family and pet friendly location with enclosed gardens and fenced paddock. It is presented in excellent order having undergone a recent maintenance programme including new kitchen, solar panels and battery storage, landscaped gardens and a fit-out of the summerhouse. The property benefits from new technologies set within a traditional and desirable building. It offers scope for any potential purchaser to place their own stamp internally and potentially externally from the many possibilities the grounds bring. The property will appeal to families and those looking to get away from the city.



### Satellite Navigation

For those with the use of Satellite Navigation the postcode for this property is TD3 6LX.

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the sale price.

### Services

Mains water, electricity, oil and drainage.

### Local Authority

Scottish Borders Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel 01835 824000.

### Council Tax: D

### Internet Website

This property and other properties offered by Edwin Thompson can be viewed on our website at [www.edwinthompson.co.uk](http://www.edwinthompson.co.uk) as well as our affiliated websites at [www.zoopla.co.uk](http://www.zoopla.co.uk) and [www.onthemarket.com](http://www.onthemarket.com) + many more.

### Rights, Easements & Outgoings

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The property is sold subject to the rights of public access under The Land Reform (Scotland) Act 2003. The Purchasers will be held to have satisfied themselves on all such matters.

### Statutory Designations

There are no known special landscape designations, scheduled monuments, listings or other prejudicial notifications affecting the property. There are not understood to be any Environmental Schemes in place.

### Method of Sale

The property is offered for sale with Vacant Possession by Private Treaty. Entry as agreed between the parties.

### Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents.

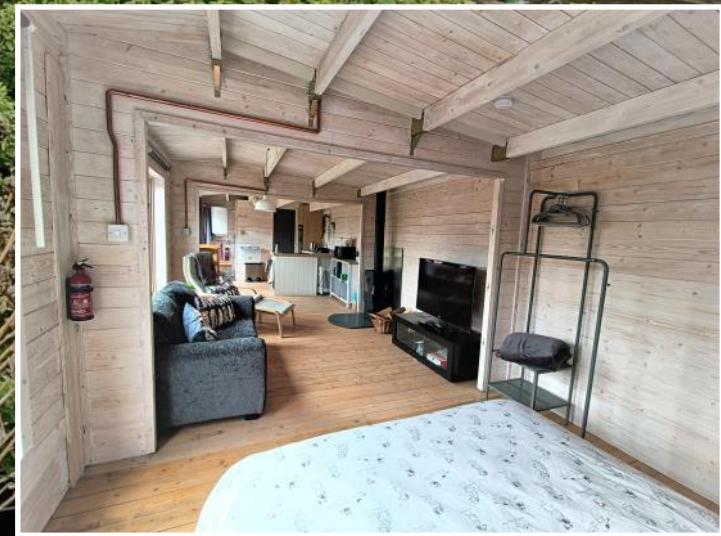
A closing date for offers may be fixed and interested parties are advised to register their interest with the Selling Agents. The Vendors shall not be bound to accept the highest or indeed any offer.

### Viewing

Strictly by appointment with the Selling Agent  
Please contact Amy Welsh in our Galashiels Office  
01896 751300  
[a.welsh@edwin-thompson.co.uk](mailto:a.welsh@edwin-thompson.co.uk)



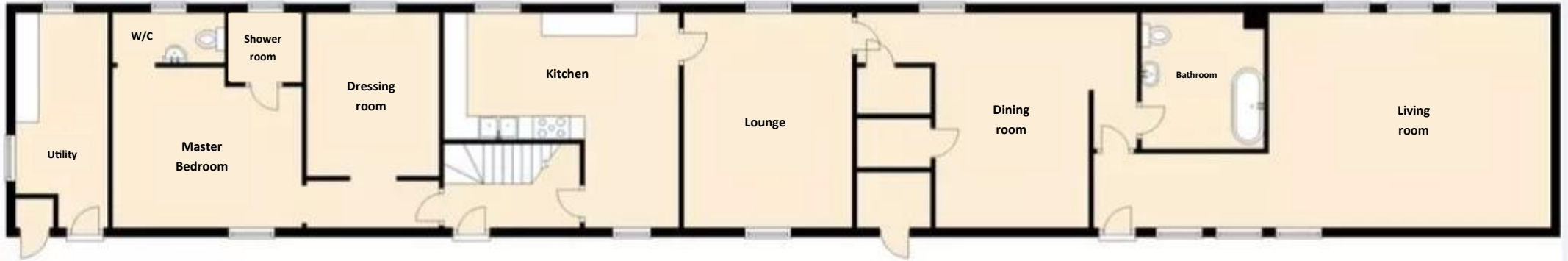
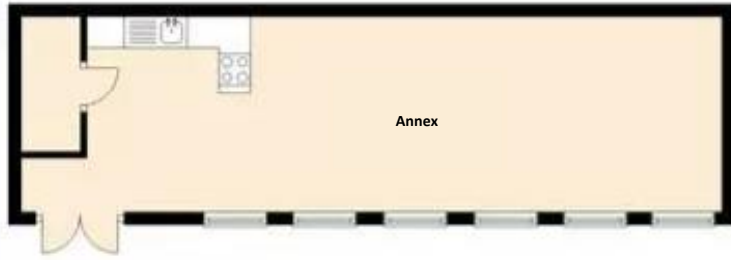








Ground Floor



First Floor

