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WESTRUTHER MAINS FARMHOUSE

WESTRUTHER MAINS FARM, GORDON, SCOTTISH BORDERS TD3 6NL



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WELCOME TO

WESTRUTHER MAINS FARMHOUSE

Enjoying an idyllic Borders setting, this handsome detached farmhouse sits within expansive, partly wooded grounds, with a generous south-facing garden, paddock, and picturesque rural surroundings. Rich in period character, the beautifully presented home offers five bedrooms, two en-suite bathrooms, two family shower rooms, and a choice of convivial living spaces, alongside a private driveway, garage, and useful outbuildings.



THE HIGHLIGHTS

- Impressive detached period farmhouse in an idyllic rural setting
- Within easy commuting distance of central Edinburgh
- Entrance vestibule and hall with storage
- Two south-facing living rooms with fires
- Light-filled dining/family room, open-plan to the kitchen, with garden access
- High-quality country kitchen with AGA and seating island
- Utility room, rear porch, and dedicated home office
- Principal bedroom with storage and luxury en-suite
- Four further double bedrooms, one en-suite
- Family shower room on each floor
- Woodland-bordered grounds with a south-facing garden and paddock
- Driveway, detached single garage, two external stores, workshop and games room
- Oil central heating and full double glazing





TAKE A LOOK AROUND

A vestibule opens into a softly carpeted entrance hall with storage and access to two south-facing living rooms. One features oak flooring and a log burner, while the other is dual-aspect with carpeting and an open fire. The light-filled dining/family room, with oak flooring and garden access, is open-plan to the kitchen and connects to a dedicated home office. Traditional detailing and built-in display shelving add further character to the living spaces.

The high-quality country-style kitchen is equipped with ample cabinetry, timber worktops, a central seating island, Belfast sink, AGA range cooker, integrated dishwasher, induction hob and combination microwave/fan oven, plus a freestanding fridge freezer. A rear porch provides external access and connects to a bright utility room with further storage, fridge-freezer, ceiling-mounted clothes pulley, and space for laundry appliances.

HEAD ON UP

Upstairs, a split-level landing leads to five charming double bedrooms, three with storage. The principal bedroom has generous fitted wardrobes and a luxurious en-suite bathroom with a raised bath and rainfall shower, while a second bedroom also benefits from an en-suite bathroom. A family shower room is conveniently provided on each floor.

THE DETAILS

Extras: The sale includes all fitted flooring, blinds, AGA, integrated appliances, freestanding chest freezer and fridge freezer.







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PRINCIPAL BEDROOM WITH
STORAGE AND LUXURY EN-SUITE,
FOUR FURTHER DOUBLE BEDROOMS
AND ONE EN-SUITE





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FARMHOUSE

TOUR THE GROUNDS

Private grounds wrap around the house, with mature trees, broad lawns, and a south-facing seating deck accessed from the dining room. A paddock, generous driveway, detached single garage, two external stores, and separate workshop and games room outbuildings complete this exceptional rural home.

TELL US ABOUT

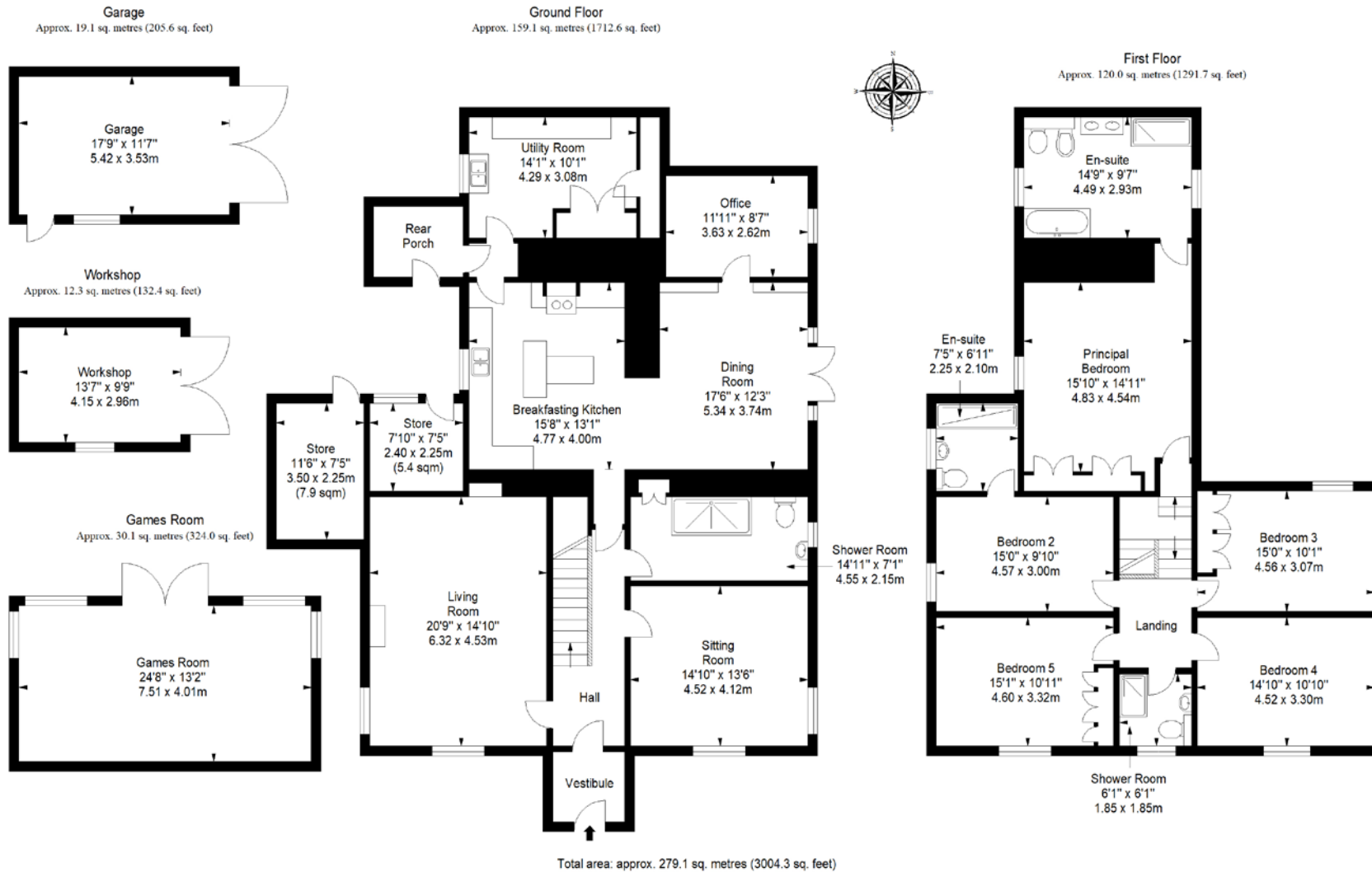
WESTRUTHER, SCOTTISH BORDERS

Nestled amid the rolling countryside of historic Berwickshire, Westruther is a charming rural village offering a peaceful setting and strong sense of community. Located about a mile from Westruther Mains Farm, the village centres on community facilities, including a village hall, primary school, and the 300-year-old Old Thistle Inn, a much-loved local pub serving food and providing a welcoming meeting place.

For everyday amenities, the nearby town of Lauder is approximately 8 miles away. It offers a good selection of independent shops and services, including a pharmacy, baker, butcher, deli, greengrocer and small supermarkets, as well as cafés and other local facilities. Further shopping, leisure and professional services can be found in Earlstoun, Kelso and Duns, all accessible by road.

Westruther is surrounded by beautiful Borders countryside, providing excellent opportunities for walking, cycling and exploring the area's picturesque landscapes and historic attractions. The village is also well placed for accessing the wider Scottish Borders, with good road connections to surrounding towns and beyond. Despite its tranquil rural character, Westruther offers convenient access to essential amenities, making it an appealing choice for those seeking a quieter pace of life within a friendly village community.

FLOORPLAN



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