

Kelso
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Fernlea, 3 Broompark, Kelso

TD5 7SN

Offers Over £320,000



Fernlea is a deceptively spacious detached property, located within a peaceful and rarely available cul-de-sac, close to both primary and secondary schools and within comfortable walking distance of the town centre. The property is presented in very good order throughout and has been extended by the current owners to form fantastic additional accommodation on the first floor. The established garden that surrounds the property is very private and a garage and drive provide convenient private parking. Viewing of this lovely property is an absolute must in order to fully appreciate and avoid disappointment.



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Hall
Lounge
Sun Room
Dining Room
Kitchen
Rear Hall
Utility Room
Shower Room
WC
First Floor Galleried Lounge
Master Bedroom with En-Suite
Three Further Double Bedrooms

Dual Control Gas Central Heating
Partial Double Glazing

Garden
Garage
Drive



Location

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Dual control gas central heating, partial double glazing.

EPC

D

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

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Approximate Gross Internal Area (Excluding Single Garage)
180 sq m / 1937 sq ft

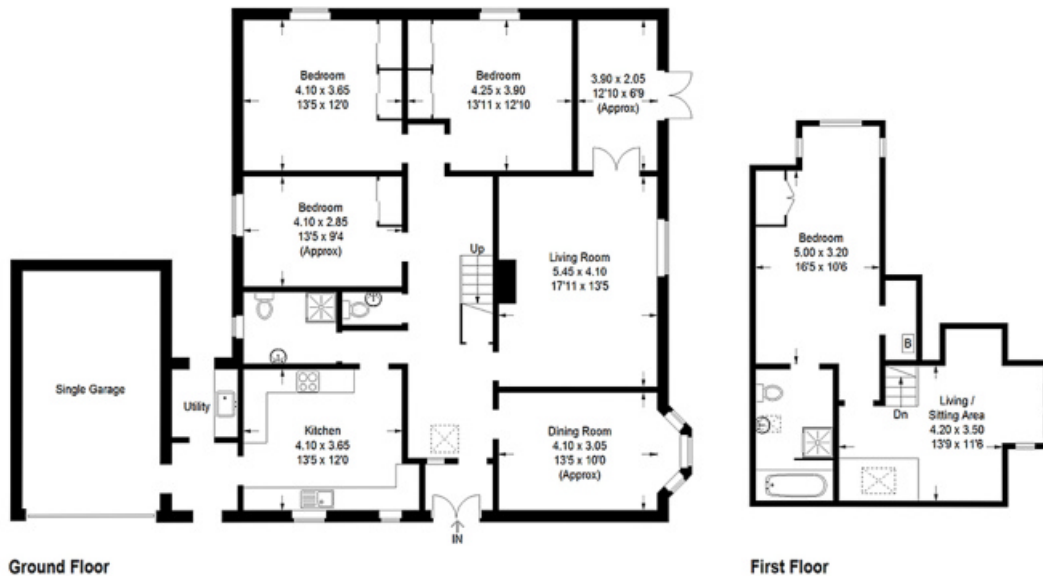


Illustration for identification purposes only, measurements are approximate, not to scale.
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Monday to Friday: 9.00am to 5.00pm

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