

LEGAL
HASTIN & S



15 Riverside Drive
Kelso, TD5 7RH





This superior detached property boasts a thoughtfully planned layout and design internally, combined with private low maintenance landscaped gardens. Positioned towards the edge of town within this highly regarded and established residential area this property was built by local builders M&J Ballantyne who have a reputation for their quality and high level finish. The presentation throughout is immaculate with clean crisp décor and a neutral palette, perfectly suited to those who are simply looking for something in turn key condition; properties of this nature are likely to appeal to family home buyers or perhaps the retiree who is looking for an easy to maintain property, within easy reach of the town centre yet offering good sized accommodation. The layout is flexible, in particular the large dining hall, which gives access to the sun room and is currently utilised as a home office, but perfectly suited to dinner parties, entertaining and family gatherings.



LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Dining Kitchen, Utility Room, Cloakroom, Dining Hall, Sun Room, Lounge, Four Double Bedrooms (Master with En-suite and Dressing Room), Laundry Room and Family Bathroom. Double Garage and Private Drive. Enclosed Gardens.

KEY FEATURES

- Highly Regarded Area
- High Quality Build and Design
- Flexible Layout
- Immaculate Presentation
- Easy Reach of Schools/Amenities
- Low Maintenance Gardens
- Detached Double Garage

GROUND FLOOR ACCOMMODATION

The kitchen which enjoys an aspect to the front of the property is very well appointed with an excellent range of modern wall and base units with ample worktop space. Windows to two sides ensure plenty of natural light and the room has provision for every day dining. If preferred. The neighbouring utility room houses additional kitchen appliances and has access directly from the gardens and drive to the front. Central to the ground floor accommodation is the dining hall which is a fantastic space for entertaining with ample room for a large table and chairs. Offering a degree of flexibility depending on requirements, this space is currently utilised as a home office which works equally as well and features the

staircase to the upper floor at the rear and access to the sun room at the front. Designed to make the most of the southerly aspect, the sun room is a worthy addition to the property; glazed on all sides and with direct access to the front lawns. Also with access to the front lawns, the dual aspect lounge is a lovely room of good proportions and features a gas stove which is set into a recessed fireplace with solid mantle over creating an impressive and traditional focal point to the room. Importantly there is good storage throughout the ground floor including a pantry cupboard and a useful ground floor cloakroom with WC and wash hand basin.

UPPER ACCOMMODATION

The carpeted stairs lead to a mid-landing which gives way to the laundry room which houses the central heating boiler and features a very useful clothes drying pulley. Steps then continue to a galleried style landing on the upper floor with further built in storage and hatch to the floored attic, perfect for additional storage. Boasting an en-suite and a dressing room, the master suite is impressive; the bedroom itself boasts generous proportions and a sunny aspect; the dressing room provides ample 'his and hers' storage whilst the en-suite is freshly presented with a contemporary white three piece shower suite. The three remaining bedrooms are all also well-proportioned double rooms, two of which overlook the cul de sac to the front and the other overlooking the rear garden; all benefitting from built in wardrobe storage. The family bathroom is well appointed, again fitted to a high specification with a modern white suite.

EXTERNAL

To the side of the property lies a fully enclosed sun trap area of garden; having been designed for relative ease of maintenance this area features a large decked terrace, perfect for BBQ's and alfresco dining in the summer months. From here steps lead up to a further area of orchard style garden at the rear of the property; this area also enjoys fantastic levels of privacy and is planted with a selection of very productive fruit trees including apple, pear and plum in addition to the raised vegetable beds to one end. The garden grounds also extend to the front of the property with neat lawns, a planted rockery style area and large pergola to the side.

GARAGE AND DRIVE

The detached garage lies to the side of the property and features an electronic roller door. Currently used as workshop, the garage also provides provision for additional storage if required with a pedestrian door to the side allowing direct access from the gardens. The private drive is mono blocked with more than enough space for several vehicles.

SERVICES

Mains services. Gas central heating including under floor heating throughout the ground floor. Double glazing. Internal vacuum system.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating C

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





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