



20 Riverside View

Kelso, TD5 7UG



Detached Family Home In Prime Sought After Location On Outskirts Of Kelso. Finished To A High Specification. Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Shower Room, Master Bedroom With En-suite And Dressing Room, Two Further Bedrooms, Bathroom. Intearal Garage.



20 Riverside View, East Broomlands is a superior and particularly attractive detached home combining modern design with traditional build quality. The house is finished to a particularly high specification, a hallmark of M & J Ballantyne builders' properties with European oak doors and skirtings, an abundance of TV and phone sockets, and modern features such as underfloor heating throughout at the ground floor level, with the added extras of an electric remote controlled garage door, downstairs shower room and photovoltaic solar panels. The property also offers great potential for a buyer to put their own personal flair decor wise, and the garden is a great space for the green fingered to develop further.

LOCATION

East Broomlands is a prestigious development of houses and bungalows situated on the rural boundaries of Kelso, adjacent to the River Tweed. Each home at East Broomlands is traditionally styled and built to the highest standard with generous gardens. The development is popular with families and retirees alike and within easy walking access to the town's amenities and local schools. 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 LIST

Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Shower Room, Master Bedroom with En-suite and Dressing Room, Bedroom Two, Bedroom Three, Bathroom. Integral Garage.

HIGHLIGHTS

- Ideal Home For Entertaining and Family Life
- Situated In Well-Established Residential Area
- Three Bedrooms – Including Master With Separate Dressing Room And En-Suite
- Excellent In-Built Storage
- Contemporary Finish And Modern Features
- Integral Garage with Private Parking for Several Cars on Driveway

ACCOMMODATION

The layout has been well considered, the ground floor incorporates spacious accommodation, ideal for entertaining or for family life. The lounge is well proportioned, and situated to the rear of the property with patio doors allowing direct access to the paved patio and garden beyond. A second public space is the adjoining dining room with internal double doors from the lounge and triple front facing windows ensuring lots of natural light. This room if required could be adapted to provide a downstairs bedroom as it is conveniently located opposite the downstairs shower room. The shower room, normally a cloakroom, is a worthy addition and is freshly presented with wet wall panelling and tiling to dado height. The kitchen has been fitted with a stylish range of modern wall and base units complete with striking marble effect splashbacks, ample worktop space and featuring integrated appliances. There is also ample space for a dining table and chairs. Adjoining is a useful utility room with matching units providing further storage options and allowing direct access to the rear garden and integral garage.

Flooded with natural light, the turned staircase with large velux window over extends to the first floor landing. The master bedroom is a touch of

luxury complete with walk-in dressing room and en-suite shower room. Bedrooms two and three are both further double rooms, one enjoying an open aspect to the front whilst the other overlooks the rear garden. Centrally located is a stylish family bathroom which is well appointed with a white three piece suite and wet wall panelling.

EXTERNAL

Occupying a corner plot, the gardens are generous and provide an ideal opportunity for a garden enthusiast to develop to their own tastes. The gardens have been designed to make the very most of the position complete with private driveway and lawn to the front, a further area to the side and an enclosed private garden to the rear with a paved patio area, ideal for alfresco dining.

GARAGE

The property benefits from an integral garage with electric remote controlled door to the front and an internal door from the utility room. The mono-blocked driveway to the front of the property provides ample private parking.

MEASUREMENTS

LOUNGE	4.60m x 5.30m (15'1" x 17'5")
DINING ROOM	4.60m x 2.80m (15'1" x 9'2")
KITCHEN	3.44m x 3.50m (11'4" x 11'6")
UTILITY ROOM	2.68 x 2.05m (8'9" x 6'9")
SHOWER ROOM	1.13m x 2.15m (3'9" x 7")
GARAGE	2.75m x 5.50m (9'9" x 5'10")
MASTER BEDROOM	3.47m x 3.53m (11'5" x 11'7")
DRESSING ROOM	2.67m x 2.18m (8'9" x 7'2")
EN-SUITE	2.67m x 1.70m (8'9" x 5'7")
BEDROOM TWO	3.16m x 3.41m (10'5" x 11'2")
BEDROOM THREE	2.80m x 4.00m (9'3" x 13'2")
BATHROOM	1.68m x 2.97m (5'6" x 9'9")

SERVICES

Mains water, drainage, gas and electricity. Double glazing. Gas central heating including under floor heating throughout the ground floor. Six photovoltaic solar panels.

VIEWING

To arrange a viewing 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.