

**Kelso**  
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## Grove, 24 Broomlands, Kelso

TD5 7PR

**Offers Over £475,000**



24 Broomlands is a superior detached property which is located within a desirable area, built by highly regarded local builders M & J Ballantyne. The extremely well proportioned and spacious family home boasts versatile accommodation which is presented throughout in excellent order, having been well maintained and looked after by the present owner. The property is set upon an extremely generous plot with gardens extending to the front, side and some way to the rear; enjoying an excellent degree of privacy. Additionally, a drive and garage ensure there is ample private parking. Properties in this area rarely become available hence early viewing is considered essential to avoid disappointment.



# Grove, 24 Broomlands, Kelso

TD5 7PR

Offers Over £475,000

Ground Floor:

Vestibule  
Hall  
Sitting Room  
Snug  
Dining Room  
Breakfasting Kitchen  
Utility Room  
Double Bedroom  
Shower Room

First Floor:

Master Bedroom with En-Suite  
Two Further Double Bedrooms  
Upper Landing/Study  
Bathroom  
Gas Central Heating  
Double Glazing  
Generous gardens with summerhouse, greenhouse & shed  
Integral Garage  
Driveway



**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.

**Directions:**

Travelling out of Kelso heading towards Ednam on the B6461, just after the roundabout take the first turning on the right into Broomlands and continue straight on. Number 24 is on the right hand side of the road.

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water, electricity and gas. Double Glazing. Gas central heating.

**EPC:**

C

**Viewings:**

By Appointment with the Selling Agent.

**Council Tax Band:**

G

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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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