

**Kelso**  
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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Spindriff Cottage, Kaimflat Farm Cottages, Kelso

TD5 7QN

**Offers Over £265,000**



Spindriff Cottage occupies a desirable rural setting some 3 miles distant from the nearby town of Kelso. It enjoys lovely open countryside views and is set upon a large plot providing generous gardens with ample scope for extension to the existing dwelling if desired. The property itself is comfortably proportioned, presented in good order, and benefits from a conservatory to the rear taking full advantage of the open outlooks. In addition there is ample private parking by means of a gravelled driveway and there is a useful large outbuilding.





# Spindrift Cottage, Kaimflat Farm Cottages, Kelso

TD5 7QN

**Offers Over £265,000**

Ground Floor:

Entrance Hall

Lounge with wood burning stove

Kitchen

Conservatory

Ground floor Bedroom

First Floor:

Two Further Bedrooms

Bathroom

Large Outbuilding

Generous Gardens

Driveway providing ample parking

LPG fired central heating

Double Glazing





**Location:**

Kaimflat is a small settlement in a tranquil rural position approximately 3 miles from the Scottish Borders town of Kelso.

Kelso is a highly sought after market town which boasts excellent schooling at both primary and secondary levels. Within easy commuting distance to Edinburgh, Kelso is undoubtedly one of the favourite towns for buyers contemplating a move to the Scottish Borders. It boasts an eclectic mix of independent bespoke shops, restaurants and businesses, banks, two supermarkets, a swimming pool and a wide range of sports clubs such as rugby, cricket and football. Other leisure and sporting facilities include an ice rink boasting an active curling club, bowling, tennis club and much more. Kelso is set on the banks of the River Tweed and is well known for salmon fishing, and National Hunt and Point to Point race courses are popular both locally and nationally. The Scottish Borders offers a lovely, relaxed lifestyle, with easy access to international airports at Edinburgh and Newcastle upon Tyne, the Borders railway providing access to the Edinburgh, and the main east coast railway line at Berwick upon Tweed.

**Fixtures and Fittings:**

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

**Services:**

Mains drainage, water and electricity. LPG fired central heating. Double glazing.

**EPC:**

F

**Viewings:**

By appointment with the Selling Agents.

**Council Tax Band:**

C

**Entry:**

By mutual agreement.





Interested in this property?  
**Kelso**  
Call 01573 400399

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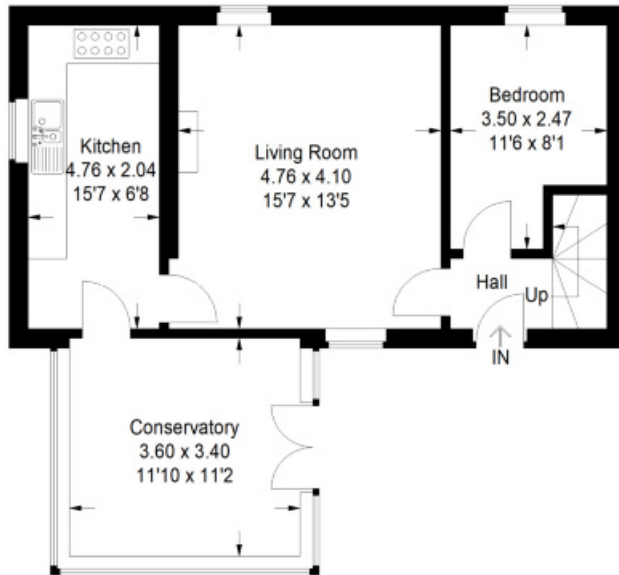
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
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Galashiels, Tel 01896 758 311  
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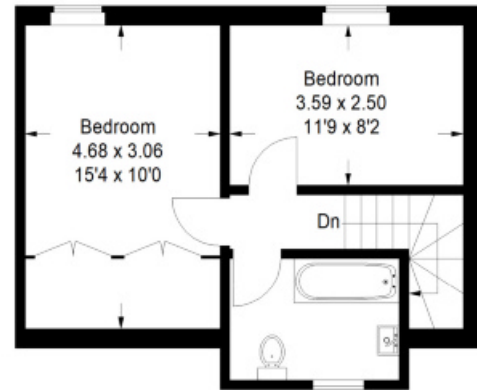


**Spindrift Cottage, Kaimflat, Kelso, TD5 7QN**

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2022 (ID 823175)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.