



BRIG HOUSE

SPROUSTON ROAD, KELSO, TD5 8ER

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Brig House offers a unique opportunity to own an Art Deco style property situated in a desirable, prime position yet within easy walking distance of local amenities. Enjoying an elevated site and set in its own generous, mature garden grounds, it has views over the River Tweed and the pretty market town of Kelso. Beautiful wood finishes throughout with original period accents. Although in need of renovation and modernisation it would ultimately provide attractive and spacious family accommodation.

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 shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf (including the magnificent Roxburghe championship course), Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its main line Railway Station, and 70 miles north of Newcastle-Upon-Tyne. 16 miles to Tweedbank for the Borders Railway for an easy commute to Edinburgh.

Accommodation comprises:

Entrance Vestibule:

Storm door. Original ornate tiled floor. Window to side. Glazed door leads to,

Hall:

Open hall with fitted carpet giving access to main ground floor accommodation. Beautiful wood finishes. Large walk-in and separate smaller under stairs cupboards. 1 Storage Heater.

Living Room: 6.06m x 4.23m

Large corner window. Smaller corner window at ceiling height to rear. Tiled fireplace with electric fire and wooden surround. Storage heater. Secondary glazing. Fitted carpet. 4 dbl pps.

Sitting Room/ Dining Room: 3.95m x 3.82m

Tiled fireplace with electric fire. Windows to front and side. Carpet. Power points. Telephone point.

WC/ Cloakroom: 1.90m x 1.35m

Window. WC and wash hand basin. Heated towel rail.

Kitchen: 4.46m x 3.76m

Bright room with large window to side. Range of wall and floor units with tiled splashbacks. Alcove housing cooker. Carpet. Storage Heater. Original working Room Bell system. Built in Shelved cupboard. Door leads to

Pantry: (1m x 2.35m) with window and shelving. Door leads off to **Utility Room: (3.01m x 1.75m)** Range of wall and floor units. SS sink and single drainer. Plumbed for washing machine. Pulley. Window. Cupboard housing water tank. Door to:

Rear Hall: Leading to back door.

Store Room/Study: 2.94m x 2.17m

Currently used for storage but equally adaptable for use as Study. Built in Wardrobe/cupboard.

WC: 1.71m x 1m

WC and wash hand basin. Meters.

Internal Coal Room/Store

From Front Hall there is a wide staircase with fitted carpet runner and chrome fittings leading to;

First Floor:

Large window to front. Walk-in **Cupboard/Box Room: 1.56m x 1.35m** with centre light and shelving. Separate linen cupboard housing water tank.

Bedroom 1: 6.08m x 4.23m

Large corner window with separate windows to the rear at ceiling height. Secondary Glazing. Fitted carpet. 3 dbl PPs. Shower unit in corner. Wash hand basin. Cupboard. Storage heater. Fireplace.

Bedroom 2: 4.34m x 3.94m

Corner window to front. Secondary glazing. Built in wardrobe/cupboard with window. Fireplace. Storage heater. 3 dbl pps

Bedroom 3: 4.23m X 4.19m

Large window to rear. Built in cupboard with hanging and shelving. Fitted carpet. Storage heater. Fireplace.

WC: 1.56m x 1m

Window to rear.

Bathroom: 2.70m x 2.13m

Bath and Wash hand basin. Window to rear. Heated towel rail.

Outside:

Generous mature gardens surround the property with a mix of Lawn, Shrubs and productive fruit trees. Stunning views out towards Kelso and Floors Castle. Two Garden Sheds and one Greenhouse.

Single Garage:

Lies at the top of the path leading to property and reached from main road by the shared private driveway.

Fixtures & Fittings:

All carpets, flooring, curtains and blinds and light fittings included

Services:

Mains water and electricity. Private drainage. Electric storage/panel heaters. Partial secondary glazing.

Viewing:

Strictly by appointment through the selling agents.

Entry:

By negotiation

Council tax band: F

EPC Rating : G

These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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