

Kelso

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SOLICITORS & ESTATE AGENTS

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8 Waldie Griffiths Drive, Kelso, TD5 7UH

Offers Over £440,000



8 Waldie Griffiths Drive is a substantial detached dwelling, located in the exclusive East Broomlands development, built by the highly regarded local builder M & J Ballantyne. The property is presented in excellent order throughout, providing a flexible & highly versatile layout particularly at ground level where there are three public rooms in the form of the sitting room, dining room and sun room, in addition to the modern kitchen, utility and downstairs WC. This attractive ground floor layout provides the option to live at ground level if desired. Upstairs, there are three generous bedrooms (with the master boasting a spacious en-suite) and there is a well appointed main bathroom. The property is set upon a large plot of well tended gardens which benefit from an excellent degree of privacy, whilst to the front of the house a garage & drive ensure there is ample private parking. Properties in this location tend to be highly desirable so early viewing is highly advised.



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Ground Floor
Entrance Hall
Sitting Room
Dining Room
Sun Room
Breakfasting Kitchen
Utility Room
Downstairs WC

First Floor
Master Bedroom with Dressing Room & En-Suite
Two Further Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Generous well tended gardens
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.

Fixtures & Fittings

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

Services

Mains drainage, water, gas, and electricity. Gas Central Heating. Double Glazing.

EPC

C

Viewings

By appointment with the Selling Agent

Council Tax Band

F

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 161 sq m / 1733 sq ft
(Excluding Garage)

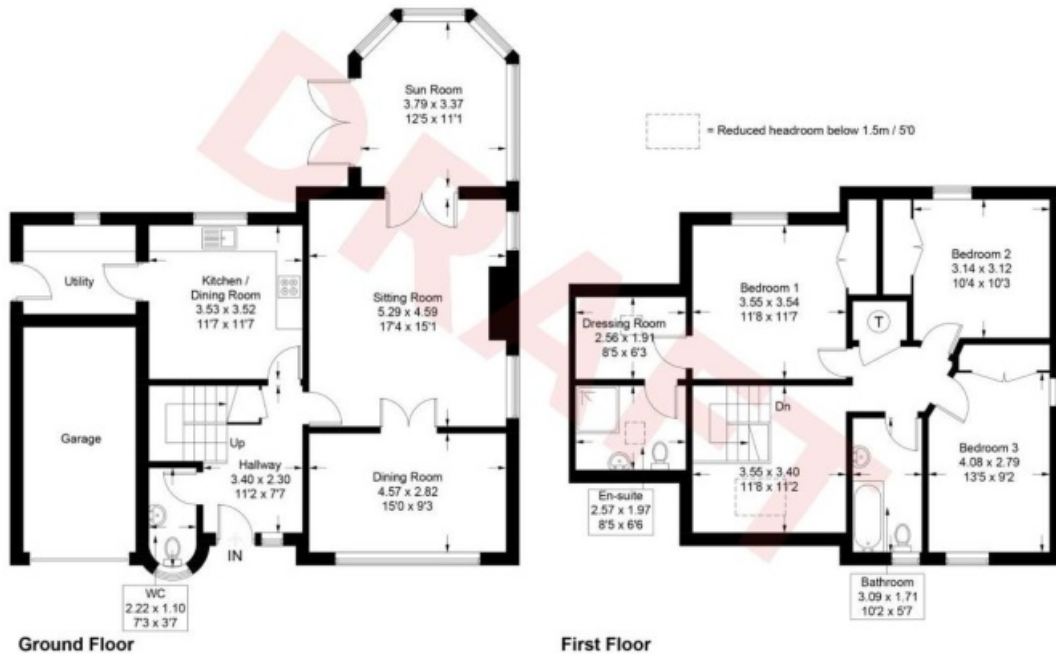


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1059540)

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.