

**Kelso**

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## 3 Barony Knoll, Kelso

TD5 8JE

**Offers Over £315,000**



3 Barony Knoll is a unique and very distinctive family home, located towards the outskirts of town, offering breathtaking open views of Kelso and the surrounding countryside. This bright, exceptionally spacious and adaptable family residence is in excellent condition throughout and features a vestibule, hallway with a dining area, dining kitchen, sitting room, shower room, mezzanine level lounge, four bedrooms, and a family bathroom. The property also boasts a well-maintained, enclosed rear garden with a lawn and patio area and private parking to the front. Early viewing essential.



# 3 Barony Knoll, Kelso

TD5 8JE

Offers Over £315,000

Vestibule  
Hall  
Dining Area  
Sitting Room  
Kitchen  
Shower Room  
Mezzanine Level Lounge  
Four Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
Private Parking



### 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, Ice Skating, 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 Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

### EPC

D

### Council Tax Band

E

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



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

43 The Square,  
Kelso, TD5 7HL  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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



**3 Barony Knoll, Jedburgh Road, Kelso, TD5 8JE**

Approximate Gross Internal Area = 190.4 sq m / 2049 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1018676)

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.