

**Kelso**

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**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Holly Dales, 16 Waldie Griffiths Drive, Kelso

TD5 7UH

**Offers Over £430,000**



Nestled within the sought-after and exclusive East Broomlands development, this exceptional detached property, built by the renowned M&J Ballantyne, offers an ideal blend of contemporary living and classic elegance. Finished to an extremely high standard throughout, the property is bright, airy, and provides flexible accommodation that can cater to a variety of lifestyle needs. The well-proportioned living areas are flooded with natural light, creating an inviting space perfect for both family living and entertaining. The stunning, landscaped rear garden has been carefully finished by the current owners to an impeccable standard, providing a tranquil and private outdoor retreat. This home benefits from surrounding garden grounds, a garage and a private driveway, offering ample parking for multiple vehicles. The property is designed to ensure privacy, comfort, and convenience in every corner. Early viewing is highly recommended to fully appreciate the exceptional quality and charm this property offers.



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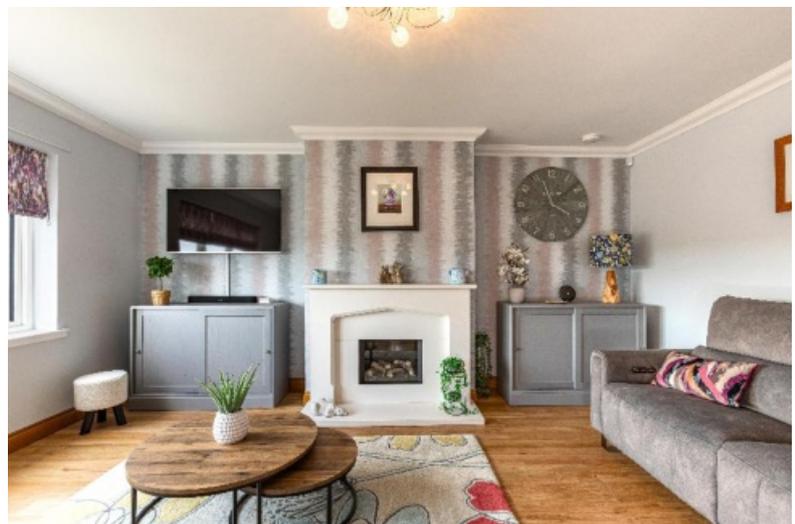
**Offers Over £430,000**

First Floor:  
Entrance Vestibule  
Landing  
Lounge  
Dining Kitchen with Juliet Balcony  
Utility Room  
Snug  
Large Double Bedroom  
Shower Room

Ground Floor:  
Hall  
Large Double Bedroom with En-Suite Shower Room  
Large Double Bedroom with En-Suite Bathroom

Gas Central Heating  
Solar Panels  
Double Glazing

Surrounding Garden Grounds  
Timber Shed  
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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes 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, electricity and gas. Double Glazing. Gas Central heating

### EPC

B

### Council Tax Band

F

### Viewing

By appointment with the Selling Agent

### 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



**Holly Dales, 16 Waldie Griffiths Drive, Kelso, TD5 7UH**

Approximate Gross Internal Area = 180.7 sq m / 1945 sq ft  
(Including Garage)

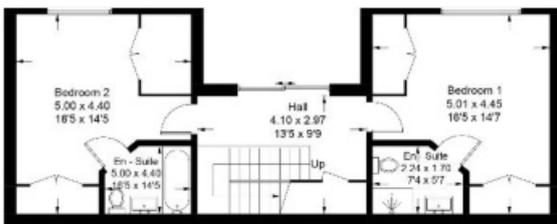


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197422)

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.