

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Broomlea, Kelso, TD5 7RB

Offers Over £240,000



Located in a highly desirable residential development in the picturesque and historic abbey town of Kelso, this beautifully presented three-bedroom detached property offers spacious, bright and flexible living accommodation. Finished to an exceptionally high standard by the current owner, the home combines contemporary style with practical design throughout. The layout flows seamlessly, offering well-proportioned rooms that are perfect for both relaxing and entertaining. The property offers excellent scope for future extension, with the current owner having previously obtained planning consent to add a fourth bedroom and an additional bathroom. Externally, the property boasts private garden grounds, including a well-maintained and enclosed rear garden. A private driveway is situated to the rear of the property, providing convenient off-street parking. This is a perfect opportunity to acquire a quality family home in a great location, close to local amenities, schools, and transport links. Early viewing is highly recommended.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen
Utility Room
Wet Room

First Floor:
Landing
Three Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Private Garden to Front, Side and Rear
Driveway
Shed



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 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, electricity and gas. Double Glazing. Gas Central heating

EPC

C

Council Tax Band

D

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

Also At:

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Jedburgh,	Tel 01835 863 202
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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 = 95.0 sq m / 1022 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197956)

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.