

**Kelso**

Call 01573 400399



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SOLICITORS & ESTATE AGENTS

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**Rose Acre,  
Maxwell Lane,  
Kelso, TD5 7BB**

**Offers Over £435,000**



Nestled in a highly desirable location in the popular Abbey Town of Kelso, this superior detached bungalow offers a perfect blend of tranquility and convenience. Presented in immaculate condition, the property provides flexible accommodation, ideal for a variety of lifestyles and needs. Set within generous garden grounds, the home boasts a large rear garden, perfect for outdoor entertaining or quiet relaxation. A driveway provides ample private parking, ensuring convenience and ease for residents and guests. Enjoy the best of both worlds with peaceful surroundings and close proximity to picturesque walks along the River Tweed. Kelso town centre, with its full range of local amenities, is just a short stroll away, making this an exceptional opportunity for anyone seeking a comfortable, well-appointed home in a sought-after area. Early viewing is highly recommended to fully appreciate all this charming bungalow has to offer.





# Rose Acre, Maxwell Lane,

Kelso, TD5 7BB

**Offers Over £435,000**

Accommodation:  
Entrance Vestibule  
Hallway  
Lounge  
Dining Kitchen / Family Room  
Study / Bedroom  
Utility Room  
WC  
Master Bedroom with En-Suite Shower  
Two Double Bedrooms  
Family Bathroom

Gas Central Heating  
Double Glazing

Surrounding Garden Grounds  
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 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

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  
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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  
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



### Roseacre, Maxwell Lane, Kelso, TD5 7BB

Approximate Gross Internal Area = 175.4 sq m / 1888 sq ft

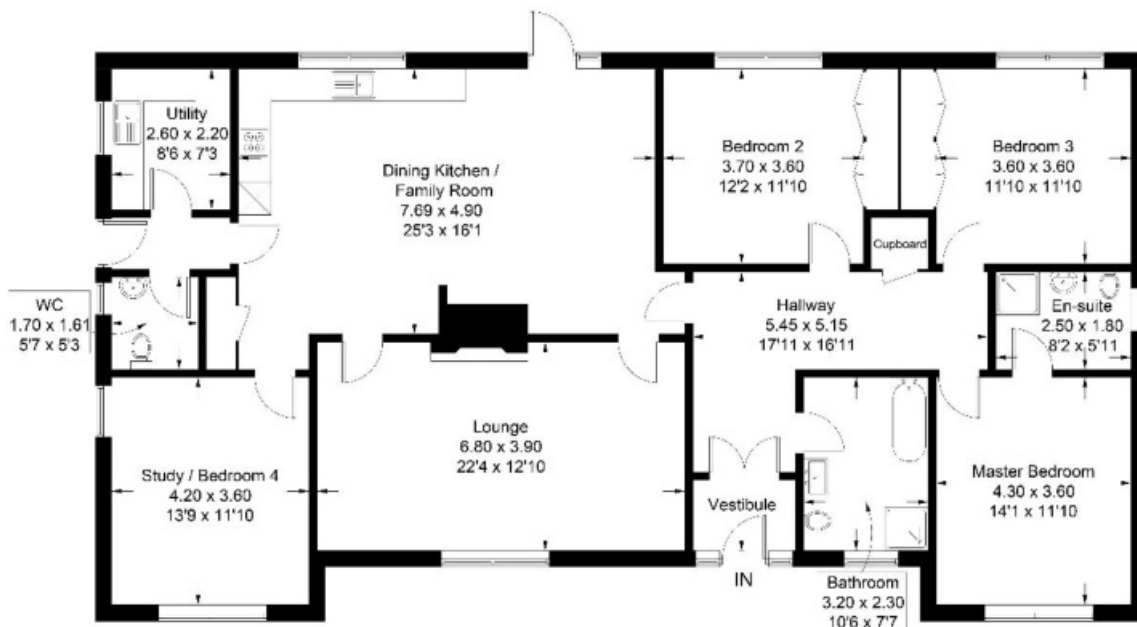


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1219203)

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.