

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 6 Riverside Drive, Kelso, TD5 7RH

**Guide Price £425,000**



Located in a highly desirable residential development in Kelso, this substantial detached family home is presented to the market in immaculate condition throughout. Enjoying a quiet and attractive setting, the property offers generous living space ideally suited to modern family life. The accommodation boasts spacious and versatile public rooms, including a bright and inviting sun room which enhances the flexibility of the layout. A newly installed kitchen and adjoining utility room provide both style and practicality. Upstairs, the home features three generously proportioned double bedrooms. The impressive master bedroom benefits from its own en-suite shower room and a walk-in dressing room. Externally, the property is surrounded by well-established garden grounds, offering privacy and a tranquil outdoor space. A garage and private driveway provide ample parking and storage. Viewing is highly recommended to fully appreciate the quality, space and location of this outstanding family home.





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Ground Floor:  
Entrance Hallway  
Lounge  
Dining Room  
Sun Room  
Breakfasting Kitchen  
Utility Room  
WC

First Floor:  
Landing  
Master Bedroom with Dressing Room and En-Suite Shower Room  
Two Further Double Bedrooms  
Family Bathroom

Gas Central Heating  
Double Glazing

Surrounding Garden Grounds  
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 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



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Approximate Gross Internal Area = 172.4 sq m / 1856 sq ft  
(Including Garage)

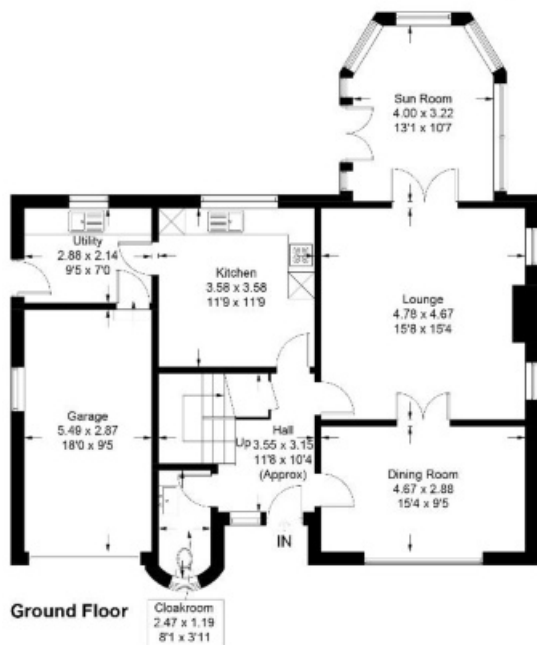


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D12Z7292)

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.