



The Lodge Barony Knoll Kelso

TD5 8JE

Guide Price £350,000



The Lodge is an impressive and deceptively spacious detached family home, located within a highly desirable area of Kelso, enjoying breathtaking views across the town and surrounding countryside. Offering spacious and versatile accommodation, the property features a welcoming hall, extremely generous lounge with dining area and French doors leading to the garden, well-appointed kitchen, family bathroom and three double bedrooms including a superb master suite with en-suite shower room, dressing area and computer cupboard. A large dining room provides excellent flexibility, easily adaptable as a fourth bedroom if required. Outside, the extensive rear garden is a true highlight, providing a private haven for relaxation or entertaining, complemented by private parking and those far-reaching, uninterrupted views that make this home truly special. Viewing of this lovely property is strongly recommended.



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Hall
Lounge with Dining Area
Dining Room
Kitchen
Master Bedroom
En-Suite Shower Room
Dressing Room
Computer Cupboard
Two Further Double Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Large Garden to Rear
Shed
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

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.

Factor Charge

Approximately £100 per annum for maintenance of communal areas and grass cutting.



Interested in this property?

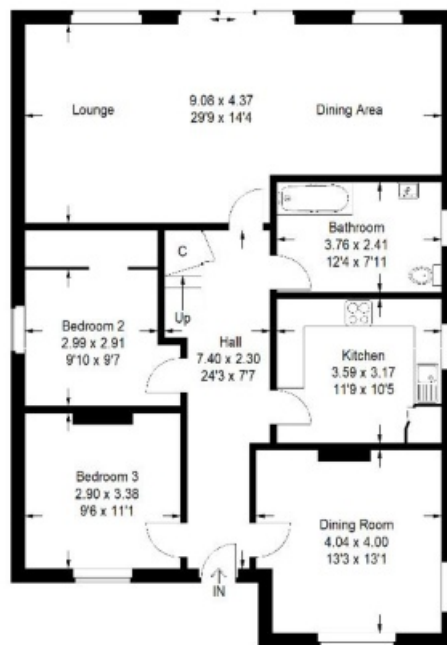
Opening Hours:

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
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Tranent, Tel 01875 611211

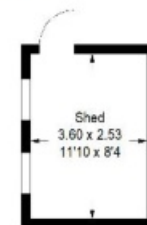


The Lodge, Barony Knoll, Kelso

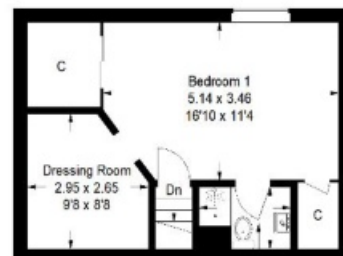


Ground Floor

Approximate Gross Internal Area
147.8 sq m / 1591 sq ft
Shed = 9.2 sq m / 99 sq ft
Total = 157.0 sq m / 1690 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1239989)

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.