

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Riverside Drive, Kelso, TD5 7RH

Guide Price £445,000



17 Riverside Drive is a substantial detached dwelling, built by the highly regarded local builders, M & J Ballantyne, located in a sought-after residential development, in the popular Abbey town of Kelso. The property is in very good order throughout, offering a flexible and spacious layout ideal for modern family living. This home is perfect for those searching for a property that is ready to move into, with the added benefit of potential for future improvements to suit personal tastes over time. With its thoughtfully designed interiors, the property offers an inviting atmosphere, blending comfort and practicality. The well-maintained low maintenance garden grounds surrounding the property provide a perfect space for outdoor relaxation, while the detached double garage and large driveway offer ample parking for multiple vehicles. Viewing is highly recommended to fully appreciate all this home has to offer.



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Ground Floor:
Entrance Vestibule
Dining Hallway
Lounge
Kitchen
Utility Room
WC

First Floor:
Landing
Master Bedroom with En-Suite Shower Room and Dressing Area
Three Further Bedrooms all with Built in Wardrobes
Family Bathroom

Gas Central Heating
Double Glazing

Surrounding Garden Grounds
Detached Double Garage
Large 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

G

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
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Kelso,	Tel 01573 400 399
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Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 173.6 sq m / 1869 sq ft

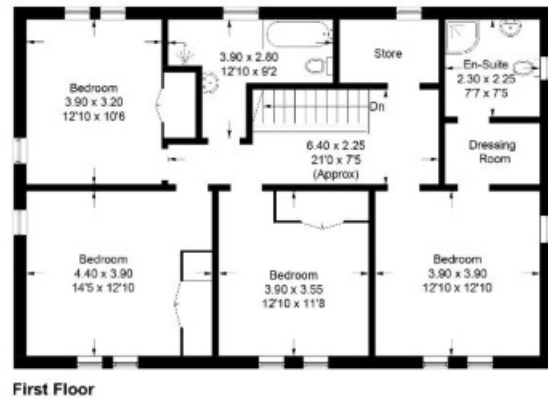


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251147)

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.