

**Kelso**

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## Brooklyn 30 The Tofts Kelso

TD5 7BT

**Offers Over £175,000**



Brooklyn is a generously proportioned first-floor apartment, perfectly positioned just a short stroll from the town centre yet tucked away in a quiet, highly sought-after cul-de-sac. Immaculately upgraded by the current owners to an exceptional standard, this home is presented in pristine, move-in-ready condition and effortlessly blends style with comfort. The contemporary kitchen is sleek and sophisticated, while the modern shower room offers a luxurious, high-quality finish. A generous floored attic provides potential for additional accommodation, subject to the necessary planning consents, making this a home that can grow with you. Externally, the property continues to impress with a landscaped rear garden, a driveway and detached garage - a rare and valuable combination so close to the heart of town. Viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



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TD5 7BT

**Offers Over £175,000**

Internal Staircase  
Hall  
Lounge with Dining Area  
Kitchen  
Two Bedrooms  
Shower Room  
Floored Attic

Gas Central Heating  
Double Glazing

Garage  
Drive  
Garden  
Shed



### Location

Nestled in the heart of the Scottish Borders, Kelso is widely regarded as one of the most picturesque and desirable towns in the region. Set at the meeting point of the Rivers Tweed and Teviot, the town enjoys a truly stunning setting, with its elegant, Flemish-style cobbled Square forming a charming and vibrant focal point. Independent shops, welcoming cafés, traditional pubs and quality restaurants give Kelso a warm community feel, while its rich history and architectural beauty create an enviable lifestyle setting. The town is perhaps best known for Kelso Races, one of Britain's most scenic National Hunt racecourses, and is also home to Floors Castle, the magnificent Roxburghe family seat set within spectacular parkland. Outdoor enthusiasts are particularly well catered for, with superb fishing on the River Tweed, excellent golf at Kelso Golf Club, as well as rugby, tennis, cricket, curling, swimming and bowls all available locally. Kelso combines the charm of country living with excellent accessibility. The town lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed and 70 miles north of Newcastle upon Tyne. The Borders Railway at Tweedbank, reachable in around 30 minutes, provides a direct rail link to Edinburgh, making Kelso an attractive choice for commuters and those seeking a balance between rural tranquillity and city convenience. Altogether, Kelso offers an exceptional quality of life, combining natural beauty, rich heritage, strong community spirit and outstanding leisure opportunities in one of the Borders' most sought-after locations.

### 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

C

### Council Tax Band

C

### Viewing

Strictly 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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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
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
Tranent,	Tel 01875 611211



**Brooklyn 30 The Tofts, Kelso**

Approximate Gross Internal Area = 84.0 sq m / 904 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabe.co © (ID1279673)

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.