

**Kelso**

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## **Boswell Villa 20 Inch Park Kelso**

TD5 7EQ

**Offers Over £310,000**



Boswell Villa is a charming semi-detached property, presented in very good order throughout, seamlessly blending many original and attractive features with comfortable modern living. The well-proportioned accommodation comprises: Vestibule, hall, lounge with bay window and wood-burning stove, dining kitchen, delightful sun room overlooking the garden and a convenient downstairs WC. Upstairs there are two double bedrooms, a single bedroom and shower room. Benefitting from attractive gardens to the front and rear, along with a shed and useful outhouses. Situated in a very desirable area of Kelso, one of the most picturesque market towns in the Scottish Borders, the property is within easy reach of excellent local amenities, independent shops, cafes, and scenic riverside walks, making it an ideal home for those seeking both tranquillity and a vibrant community setting.



# Boswell Villa 20 Inch Park Kelso

TD5 7EQ

Offers Over £310,000

## GROUND FLOOR:

Vestibule  
Hall  
Lounge  
Dining Kitchen  
Sun Room  
Downstairs WC

## FIRST FLOOR:

Landing  
Two Double Bedrooms  
Single Bedroom  
Shower Room

Gas Central Heating

Garden to Front & Rear  
Shed  
Outhouses  
Unrestricted Parking to Front



### 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

D

### Council Tax Band

D

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



**Boswell Villa, 20 Inch Park, Kelso**

Approximate Gross Internal Area = 98.5 sq m / 1060 sq ft

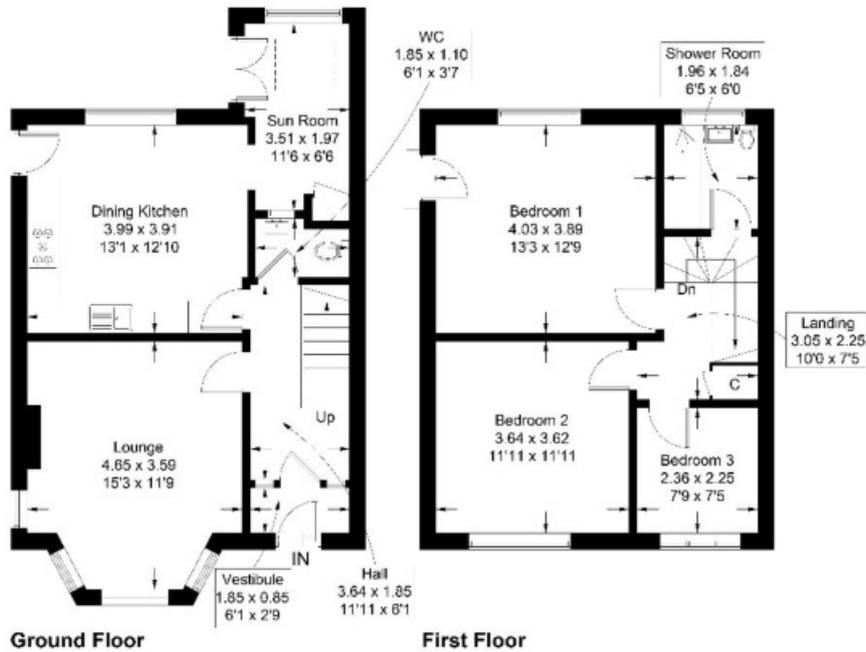


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1285016)

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.