

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Edenside Gardens Kelso, TD5 7DB

**Guide Price £350,000**



A beautifully presented family home set within a highly sought-after location, ideal for families due to its close proximity to local schools, or for those seeking a well-positioned home just a short walk from Kelso town centre. The property boasts spacious and bright public rooms, including a welcoming lounge, charming conservatory, separate dining room and a newly installed modern kitchen, perfect for both everyday living and entertaining. There are three well-proportioned bedrooms, including a generous master bedroom with en-suite shower room, as well as a newly refurbished bathroom. Externally, the property benefits from private garden grounds, offering excellent outdoor space along with a useful timber workshop. To the front, there is a garage and off-street parking, providing added convenience. Viewing is highly recommended to fully appreciate the space, location and quality this fantastic home has to offer.



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Ground Floor:  
Entrance Vestibule  
WC  
Hall  
Lounge  
Conservatory  
Dining Room  
Kitchen  
Rear Hall  
Utility Room

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

Gas Central Heating  
Double Glazing

Private Garden Grounds  
Timber Workshop  
Garage  
Off-Street 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, 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 30minutes 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, Gas and Electricity.  
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  
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      |



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Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft  
Garage = 11.7 sq m / 126 sq ft  
Total = 180.5 sq m / 1943 sq ft

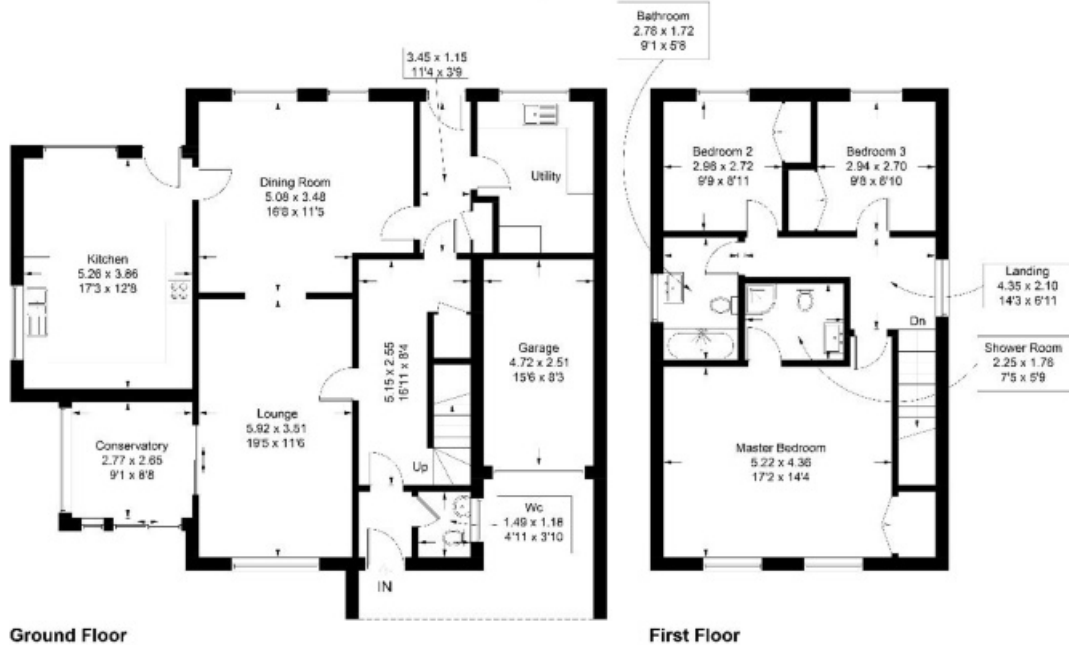


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300465)

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.