

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Kaimknowe

Kelso, TD5 7NX

Guide Price £485,000



Forming part of an exclusive development just outside Kelso, this impressive four bedroom detached property enjoys an exceptionally private setting on a generous plot - perfect for those seeking a peaceful, idyllic location without compromising on convenience. It offers a superb level of family accommodation, with a notably spacious layout throughout. The ground floor features a large, welcoming lounge, complemented by a further adaptable public room ideal as a family room, home office or playroom. The spacious dining kitchen provides an excellent everyday hub, offering plenty of room for cooking, dining and gathering. Upstairs, all four bedrooms are comfortable doubles, with the master benefiting from an ensuite shower room and a fitted range of wardrobes. The family friendly appeal continues outdoors: the enclosed gardens include a substantial lawn and a sheltered patio area, creating an ideal space for seating, entertaining and children's play. A large driveway and garage ensure ample private parking, completing a highly desirable home in a sought after rural setting close to Kelso.



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Ground Floor
Vestibule
WC
Hall
Lounge
Sitting Room
Dining Kitchen
Utility Room

First Floor
Master Bedroom with En-Suite
Three Double Bedrooms
Bathroom

Large enclosed garden
Garage
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 30minutes from Kelso.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains water and electricity with drainage to a septic tank. Oil fired central heating. Double glazing.

EPC

D

Viewings

By appointment with the Selling Agent

Council Tax Band

G

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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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Approximate Gross Internal Area = 208.4 sq m / 2243 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304920)

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.