

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 6 Broomlands House, Ednam Road, Kelso, TD5 7SW

**Offers Over £265,000**



Set within an elegant B-listed building dating back to circa 1826, this impressive second-floor apartment presents a rare opportunity to acquire a home of considerable character and scale in one of Kelso's most desirable locations. Extending to approximately 121 sqm, the property showcases the generous proportions and refined features characteristic of its period heritage. The accommodation is bright and beautifully balanced, comprising a spacious and welcoming sitting room, ideal for both relaxed everyday living and entertaining, alongside a well-appointed kitchen. Two generously sized double bedrooms offer excellent versatility, complemented by a stylishly presented shower room. The elevated position enhances privacy while providing a pleasant outlook and a wonderful sense of light and tranquility. Externally, the property benefits from access to well-maintained communal garden grounds, creating a peaceful outdoor space to enjoy. A particular advantage is the inclusion of a private garage, together with access to a residents' car park, providing valuable and convenient parking. Occupying a sought-after position on Ednam Road, the property is within easy reach of Kelso's excellent amenities, including independent shops, cafés, restaurants and everyday services, as well as scenic riverside walks and the surrounding Borders countryside. This beautifully proportioned apartment offers a rare combination of period character, generous accommodation and a highly desirable Kelso location.



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Kelso, TD5 7SW

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Accommodation:  
Entrance Vestibule  
Hall  
Sitting Room  
Dining Kitchen  
Two Large Double Bedrooms  
Shower Room

Electric Heating  
Double Glazing

Garage  
Residents Parking  
Communal Garden Grounds  
Shared Store  
Secure Entry System



### 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. Moveables under separate negotiation.

### Services

Mains Drainage, Water and Electricity.  
Double Glazing. Electric Heating.  
Factor charge of approx. £211pcm inclusive of the buildings insurance and maintenance of the communal garden grounds.

### EPC

D

### Council Tax Band

D

### 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 = 103.7 sq m / 1116 sq ft

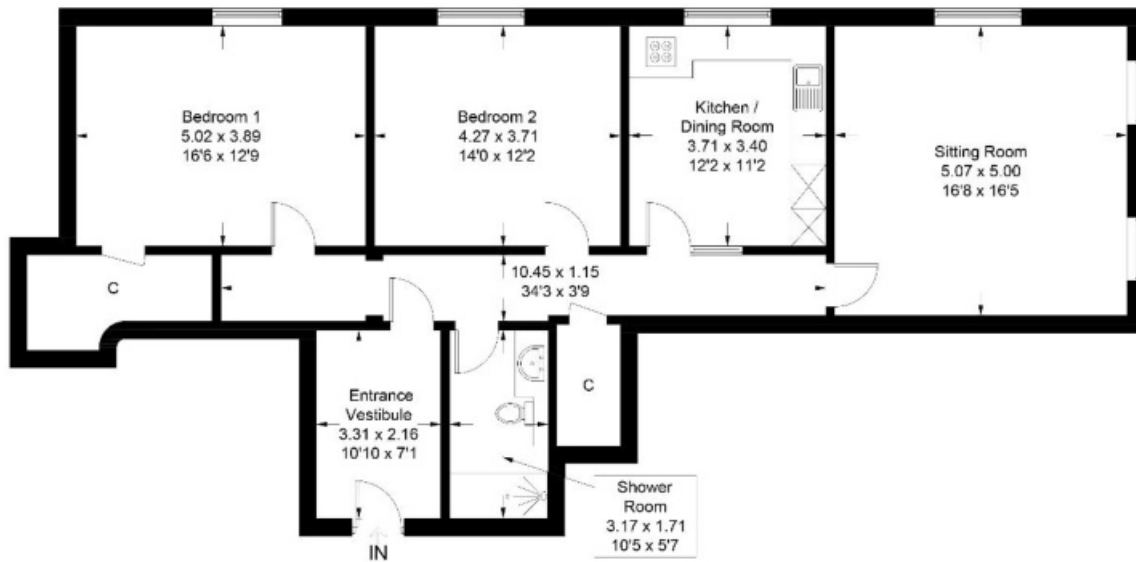


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1317141)

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.