

Kelso

Call 01573 400399

Guide Price £575,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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3 Woodside Drive, Kelso

TD5 7SP

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3 Woodside Drive is an extremely spacious detached family home, quietly positioned at the end of a private lane with no through traffic, yet within easy walking distance of Kelso town centre. Having been in the same family for many years, the property has been thoughtfully extended to provide generous and highly flexible accommodation, making it an ideal home for a growing family. The property offers four bedrooms, including an impressive large mezzanine bedroom overlooking the lounge, while the versatile ground floor sitting room/playroom could also be used as an additional bedroom if required. The flexible layout offers plenty of scope to adapt the accommodation to suit individual needs. Externally, there is a large garden with plenty of space for children to play, a summerhouse, large driveway, car port and parking for several vehicles. A gate from the garden provides direct access to the football park. Kelso town centre is approximately a five-minute walk away, with both primary and secondary schools within around 5 - 10 minutes on foot. A range of amenities are also close by, including the doctors' surgery and swimming pool. A substantial and versatile family home in a peaceful yet exceptionally convenient position, offering excellent space and flexibility. Early viewing is strongly advised.





Accommodation

GROUND FLOOR:

Hall
Lounge
Sitting Room/Play Room
Kitchen/Dining Room/Family Room
Utility Room
Computer Room
Shower Room
Rear Hall

FIRST FLOOR:

Three Double Bedrooms
Large Mezzanine Bedroom
Bathroom

Large Garden
Summerhouse
Car Port
Drive

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 & gas. Gas central heating, double glazing.

EPC

C

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



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Approximate Gross Internal Area = 269.0 sq m / 2895 sq ft

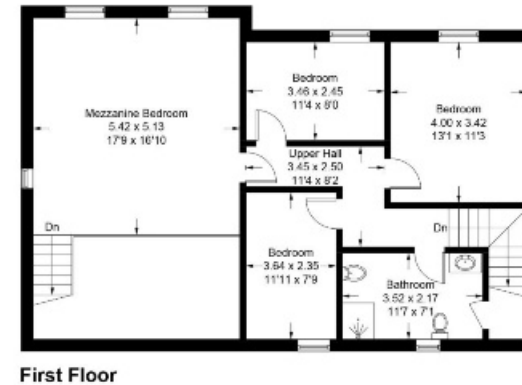
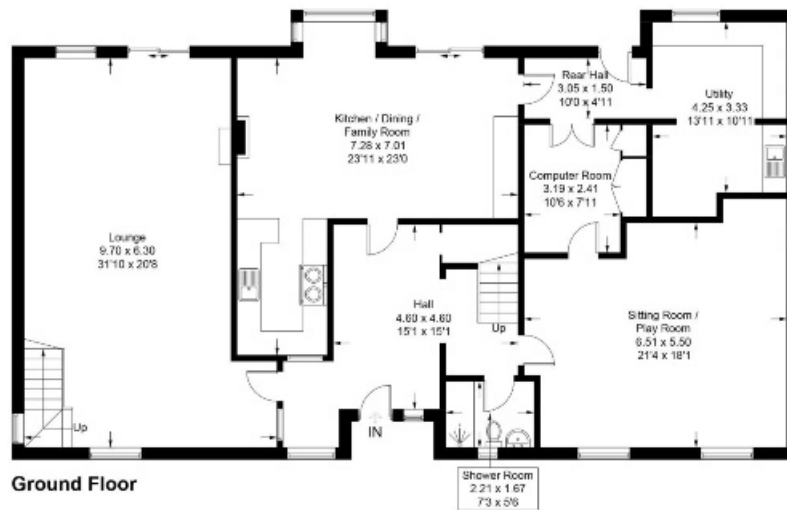


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334062)



Interested in this property?
Kelso
Call 01573 400399

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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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