

15 Belmont Place VEG 4  
HASTIN & S



15 Belmont Place  
Kelso, TD5 7JB



Positioned just off the vibrant town square of Kelso, Belmont Place is a peaceful, premium setting being ideally situated just a stone's throw from the River Tweed, impressive Augustin Abbey, Floors Castle Estate and the bustling amenities of the picturesque market town.



The stone townhouse is set to the end of the characterful row, with a traditional cobbled frontage and handsome façade. Currently a successful holiday investment, the property would make for an enviable second home being so well situated or indeed would suit those looking for a home with an ease of maintenance and access to facilities.

The main front entrance opens to a neat hallway, accessing the welcoming ground level accommodation. With a bright living room allowing plenty of space for freestanding furnishings and a feature fire, this connects to a fully fitted kitchen at the rear of the property, with a good selection of cabinetry and a useful pantry cupboard and a rear hallway providing good boot storage and direct access outside.

Up a gently curving staircase, the first floor extends to the bathroom; with stylish rolltop bath and a separate walk in shower, heated towel rail and attractive wall panelling. The principal bedroom opens across the landing and is a well-appointed double bedroom. The upper level hosts bedroom two, a further comfortable double room with elevated outlooks.

#### LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

#### KEY FEATURES

- Desirable location
- Central position
- Easily maintained
- Well established holiday home
- Walking distance of attractions and amenities
- No onward chain

#### SERVICES

Mains gas, water, electricity and drainage. Partial double glazing. Gas central heating. Conservation area. Category B Listed.

#### COUNCIL TAX

Pending reassessment – current small business relief rates.

#### ENERGY EFFICIENCY

Band D.

#### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person.

The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

#### PRICE & MARKETING POLICY

Offers Over £225,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.