



2 Broomlands, Kelso, TD5 7PR

Guide price £440,000









## 2 Broomlands Kelso, TD5 7PR

- 3 Bedroom Detached Family Home
- Short Distance from Town Centre
- Close to Schooling
- Excellent Local Amenities
- Popular Residential Location
- Private Garden
- Garage and Driveway Parking
- Gas-Fired Central Heating and Double Glazing

We are delighted to bring to the market this spacious 3-bedroom detached family home set in a quiet residential position within the popular town of Kelso. Offering modern accommodation over two levels as well as a generous garden, integrated garage and driveway parking, this property is just a short distance from the many amenities of the town centre, and within walking distance of both Broomlands Primary School and Kelso High School.

### ACCOMMODATION

- ENTRANCE HALL - KITCHEN - SITTING ROOM - DINING ROOM - CONSERVATORY - UTILITY ROOM - WC - THREE BEDROOMS (PRINCIPAL ENSUITE) - SHOWER ROOM -



Guide price £440,000



### Internally

The property offers bright, well-presented accommodation over 2 floors. The ground floor offers a well-equipped kitchen with adjoining utility, a spacious sitting room, dining room and conservatory overlooking the garden. Also on the ground floor is a handy wc.

Upstairs, the principal bedroom benefits from an ensuite shower room, while the two further bedrooms are served by the family bathroom.

### Kitchen

The kitchen is fitted with a range of wall and base units with stone effect worktops incorporating a 1.5 bowl stainless steel sink with mixer tap. There is space for a free-standing cooker, and integrated appliances include a dishwasher, fridge freezer and extractor hood. The utility room has further storage space, a stainless steel sink and under counter spaces for a washing machine and tumble dryer.



### Bathrooms

The Family Bathroom is fitted with a 3-piece suite including a WC, pedestal sink and bath with electric shower over.

The ensuite Shower Room is fitted with a large walk-in shower enclosure, WC, vanity sink and heated towel rail.

There is a downstairs WC located off the hallway.

### Externally

The property benefits from mature, private gardens, primarily laid to lawn with mature beds, established planting and attractive patio. To the front of the property is ample driveway parking.

### Location

The property sits a short distance from the centre of Kelso. This historic market town lies at the confluence of the River Tweed and Ettrick Water, and is one of the most popular towns in the Scottish Borders. The town boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets. Schooling is available locally including the recently built Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

### Services

All mains services are present. UPVC Double Glazing and Gas Central Heating.

### Fixtures & Fittings

All fitted floor coverings and integrated appliances are to be included within the sale.

### Council Tax

Council Tax Band F.

### Home Report

A copy of the Home Report can be downloaded from our website or by emailing [enquiries@jamesagent.co.uk](mailto:enquiries@jamesagent.co.uk).

### Viewings

Strictly by Appointment Only via James Agent.

### Offers

All offers should be submitted in writing in Standard Scottish Format. All interested parties are advised to lodge a Formal Note of Interest via their Solicitor. In the event of a Closing Date the Seller shall not be bound to accept any offer and reserves the right to accept any offer at anytime.

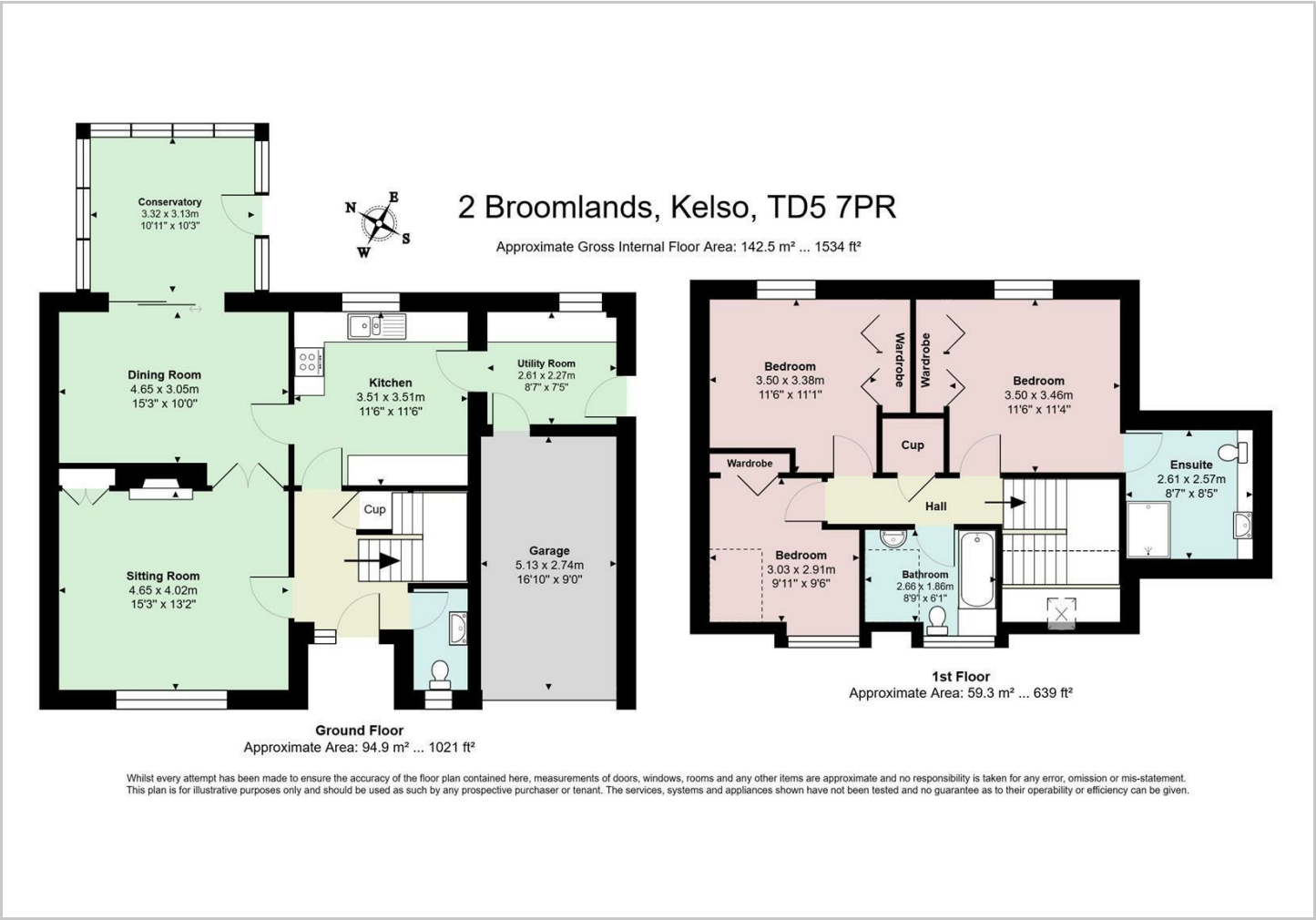








Floor Plans



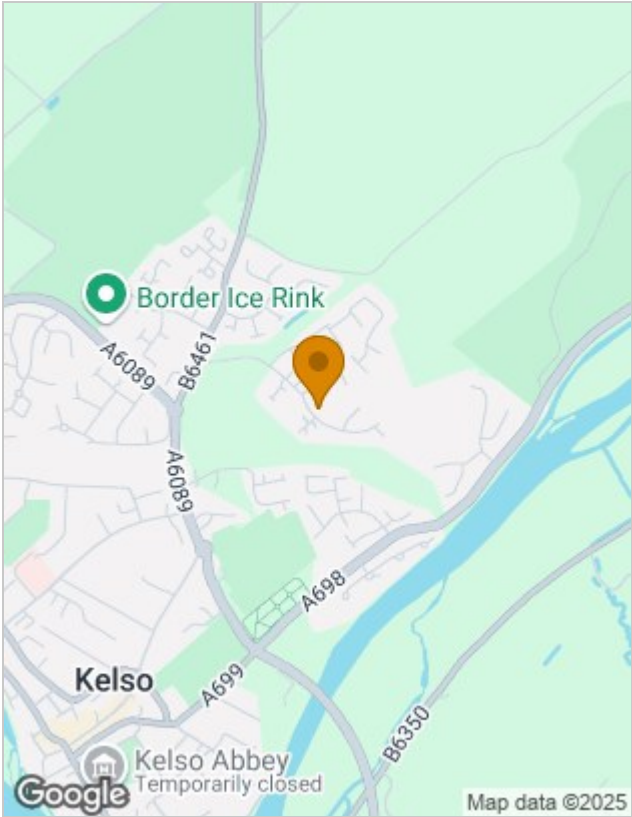
Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD

Location Map



Energy Performance Graph

