

9 Teviot House, Bowmount Street

Kelso, TD5 7FD

A Great Opportunity to Purchase This Fantastic 3 Bedroom Top Floor Apartment
For Sale • **Offers Over £165,000**

Edwin
Thompson





BRIEF RESUME

- Penthouse-style living space
- 3 Bedroom Top Floor Apartment
- Modern & Neutral Décor Throughout
- Private Balcony with Stunning Views
- Residents Car Park & Allocated Space
- Bright & Spacious Rooms

GENERAL DESCRIPTION

9 Teviot House is a bright and spacious top-floor apartment located just a short stroll from Kelso town centre. Offering contemporary, low-maintenance living, this three-bedroom penthouse-style property is set within a modern development and enjoys stunning open views across the rooftops of Kelso from the balcony. The apartment features a standout upper-level living and dining space with balcony access, well-planned accommodation below, and the added benefit of a private residents' car park with an allocated parking space.

LOCATION

9 Teviot House enjoys a tucked-away yet central location on Bowmount Street in the popular Borders town of Kelso. This residential development is ideally positioned for those looking to enjoy the benefits of in-town living without compromising on peace and privacy. supermarkets, medical services, and both primary and secondary schools.

A short walk leads to Kelso's picturesque town square, where you'll find independent shops, cafes, supermarkets, medical services, and both primary and secondary schools.

Kelso itself is well-connected within the Scottish Borders, with nearby towns including Jedburgh (20 minutes by car), Hawick (30 minutes), and Galashiels (just under 40 minutes). For those commuting to Edinburgh, the Borders Railway at Tweedbank is approximately 35 minutes away by car, offering regular rail connections to the capital. The surrounding area is known for its scenic countryside, historic landmarks such as Floors Castle, and a variety of leisure activities including golf, fishing, and river walks along the Tweed.

Living in Kelso offers a relaxed lifestyle with a strong sense of community, excellent schooling options, and year-round events such as the Kelso Races and agricultural shows. The location is ideal for professionals, families, or those downsizing and seeking a peaceful yet convenient setting with ample transport links and recreational opportunities.

SERVICES

All mains services are understood to be connected. The main heating system is electric storage heaters.

There is no gas in the property.

AREAS

The property has been measured to an approximate of 91 sq m or 980 sq ft. E & o e please note that these measurements have been taken from the EPC register.

BROADBAND COVERAGE

This area has access to Superfast broadband services, with maximum download speeds of up to 80 Mbps for downloads and 20 Mbps for uploads.

Check online for more details

FLOOD RISKS

Surface Water risks— Medium risk

This information gives the likelihood of surface water flooding within a 25 metre radius of this location.

Medium likelihood means that each year this area has a 0.5% chance of flooding.

River risks—NO specific risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details

FACTORING

The block within which the flat is situated is professionally factored. We understand there is a monthly service charge of approximately £60 per flat, which contributes to the upkeep of shared spaces, including cleaning and electricity for the communal areas and some external maintenance (note: window maintenance of individual flats is excluded). In addition to this, there is a Block Building Insurance policy in place, with an annual charge of around £254 per flat for the most recent renewal.

COUNCIL TAX BAND — D

EPC RATING — C73

VIEWING

By appointment with the sole agents.
Please contact Amy Welsh for further details.

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DETAILS

This impressive top floor apartment is an excellent example of contemporary, well-proportioned accommodation with a versatile layout spread across two levels. The property spans approximately 91m² and offers a generous amount of living space, all presented in neutral tones, ready for a new owner to add their own style. With three double bedrooms (one with ensuite), a large bathroom, and a top-floor living/dining space with balcony, it presents a fantastic opportunity for those seeking space and light in a town-centre setting.

The kitchen, located on the lower level, is compact yet well-designed, offering a range of modern base and wall units with sleek countertops. It is equipped with an electric hob and oven, integrated fridge-freezer, and space for a washing machine. The apartment benefits from excellent built-in storage, including wardrobes in two of the bedrooms and a large cupboard under the stairs. The main bathroom is generously sized and features integrated storage solutions.



The standout feature of this home is the upper-level penthouse-style living/dining room. With large windows and direct access to a private balcony, the space is flooded with natural light and offers superb views across Kelso, making it an ideal spot for entertaining or unwinding. Electric storage heaters and double glazing ensure year-round comfort and energy efficiency.

Constructed with timber frame and solid brick (insulated as assumed), the property benefits from low-energy lighting in 86% of fixed outlets, and fully double-glazed windows throughout. With no gas supply to the building, all heating and hot water systems are electric, including off-peak immersion heaters. This modern, well-maintained apartment is perfectly suited to first-time buyers, downsizers, or as a lock-up-and-leave option in the heart of the Borders

ACCOMMODATION

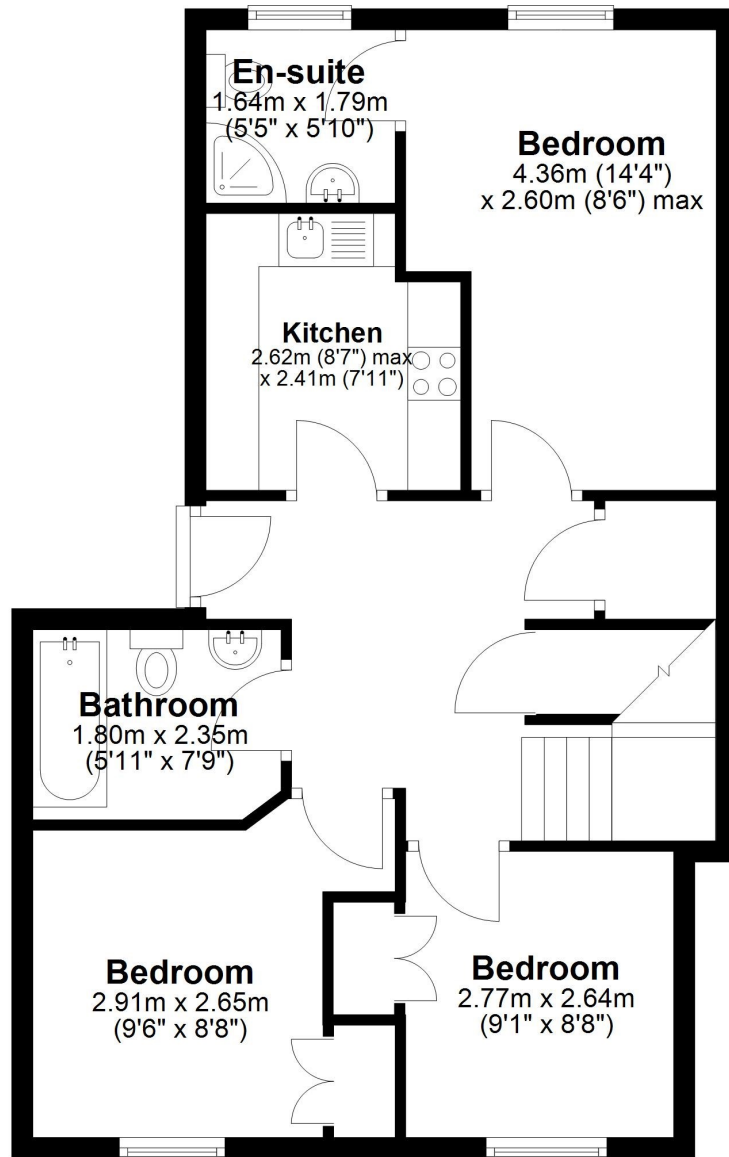
The spacious accommodation briefly comprises:
Ground floor: Communal entrance space and stair well to property.

Third Floor: Entrance hall, kitchen, 3 double bedrooms one with ensuite, bathroom.

Top Floor: Living / Dining space

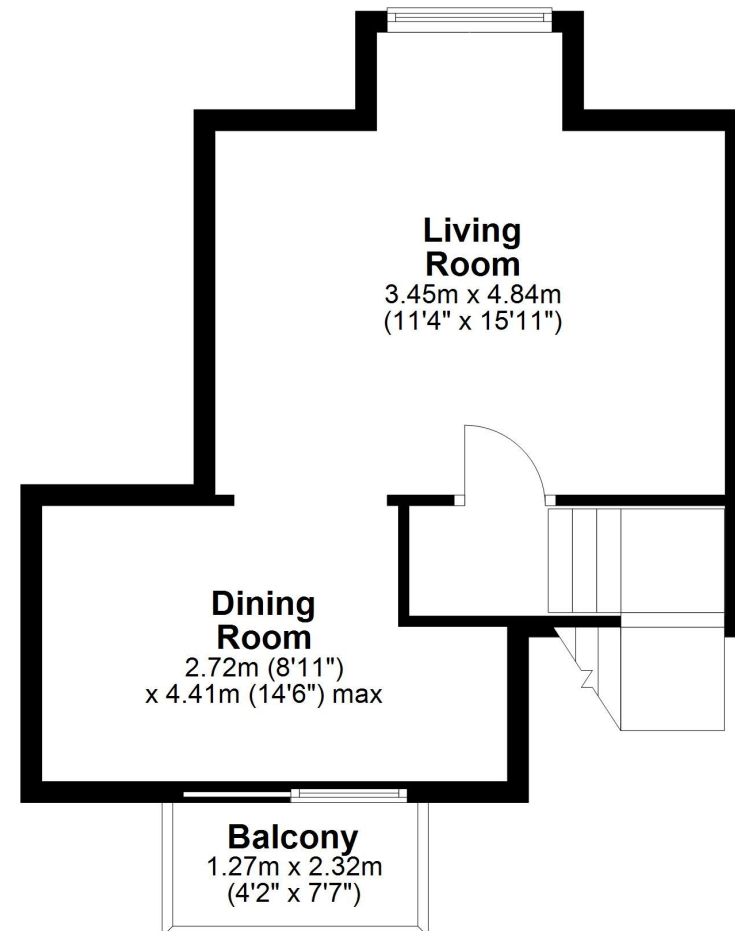
Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



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