

4 Tweed House, Roxburgh Street

Kelso, TD5 7FB

A Great Opportunity to Purchase This Fantastic 2 Bedroom Ground Floor Flat
For Sale • **Offers Over £120,000**

Edwin
Thompson





BRIEF RESUME

- 2-bedroom Ground-Floor Flat
- Central Kelso Town Location
- Allocated Parking Space to Rear
- Modern Build With Neutral Décor
- Ideal First Time Buy or Buy-to-Let

GENERAL DESCRIPTION

4 Tweed House is a well-proportioned, ground floor apartment situated within a modern, four-storey development comprising twelve individual units. Built in 2006, the building is of traditional construction, with a brick and rendered exterior under a pitched slate roof. Internally, the flat offers approximately 54 square metres of living space, comprising an entrance hallway, lounge, kitchen, bathroom, and two bedrooms. Located in the heart of Kelso, the property benefits from an allocated parking space to the rear and secure entry via a communal hallway, making it ideal for first-time buyers, downsizers, or investors alike.

LOCATION

Situated on Roxburgh Street, 4 Tweed House occupies a central yet relatively quiet position within the picturesque market town of Kelso. Roxburgh Street is a mix of residential and commercial premises, giving the area a vibrant yet community-oriented atmosphere. The building

itself is tucked back from the main road and benefits from private parking to the rear, adding a level of convenience rarely found in town-centre locations.

Kelso lies in the heart of the Scottish Borders, offering an exceptional quality of life with a charming town centre filled with independent shops, cafes, restaurants, and essential services including supermarkets, schools, and health centres all within walking distance of the property. Nearby towns include Jedburgh (approx. 12 miles), Melrose (approx. 15 miles), and Galashiels (approx. 20 miles), all accessible via good local road networks. Edinburgh is approximately 45 miles north and can be reached in just over an hour by car, while the nearby Borders Railway at Tweedbank offers regular train services to the capital.

The lifestyle on offer here suits a variety of buyers, particularly those seeking a slower pace of life within a historic town setting. Residents enjoy scenic riverside walks along the Tweed, cultural events such as the annual Kelso Civic Week, and nearby attractions including Floors Castle, Kelso Abbey, and the town's popular racecourse. Transport links are strong, with a good bus network operating throughout the Borders and road access via the A698 and A699 providing smooth connections to neighbouring towns and cities.

COUNCIL TAX BAND — C

EPC RATING — C73

AREAS

The property has been measured to the following areas:

Description	sq m	sq ft
4 Tweed House	54	581

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.

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

This does not take into account the effect of any flood defences.

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







DETAILS

4 Tweed House presents an appealing opportunity to acquire a modern, purpose-built flat in one of the Scottish Borders' most desirable towns. Built in 2006, the development is well-maintained and benefits from secure communal access and allocated parking. The flat itself is located on the ground floor, making it easily accessible and ideal for a wide demographic, including older buyers or those with mobility considerations. Internally, the layout is practical and well-proportioned, with two bedrooms, a good-sized lounge, and a separate kitchen offering flexibility for comfortable living.

The property's construction is of a timber frame with brick/block outer walls finished in render, which complements the town's traditional architectural style. The pitched slate roof with zinc ridging, uPVC rainwater goods, and painted timber fascias and soffits reflect a low-maintenance external finish. Internally, the property benefits from modern finishes, including timber double-glazed windows, flush panel internal doors, and a fitted kitchen with laminated worktops and stainless steel sink. The bathroom features a three-piece suite with mixer shower over bath, and heating is provided by a combination of electric panel and storage heaters, alongside a modern dual-immersion hot water cylinder.

While compact in size, the 54 sqm flat makes excellent use of space and enjoys a quiet, private aspect despite its town-centre location. Its



Practical layout and neutral internal finishes allow for easy modernisation or personalisation by a new owner. The absence of gas services and reliance on electric heating may be a consideration for some buyers; however, the flat is efficient and functional for contemporary living.

Overall, this property offers excellent value and strong potential, either as a permanent residence or an investment property. Its proximity to all local amenities, secure entry system, and allocated parking make it particularly appealing for those seeking convenience and peace of mind. The communal nature of the building also ensures a maintained and secure environment, ideal for buyers who prioritise easy living in a central location. With Kelso's ongoing popularity and steady property market, 4 Tweed House represents a solid opportunity for prospective purchasers.

ACCOMMODATION

The spacious accommodation briefly comprises: **Internal:** Entrance hall, kitchen, living room, bathroom and 2 bedrooms.

SERVICES

All mains services are understood to be connected. Heating is provided via electric storage and panel heaters, with domestic hot water supplied by a modern unvented dual immersion hot water cylinder.

There is no gas supply to the property.

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