



The Bothy

9 Simon Square, Kelso, TD5 7AZ

Guide Price £85,000



Versatile Plot In Central Kelso With Power, Courtyard Garden, Parking, Business Potential And Previous Planning For A Two-storey Dwelling.



THE BOTHY

An exceptional opportunity to acquire a versatile plot in the heart of Kelso, currently operating as a characterful Bothy. This unique plot boasts full power, a private courtyard garden area and dedicated off-street parking for up to four cars – offering a rare blend of outdoor space and central location convenience. Ideal for those seeking a business venture, the site offers a self-contained Bothy with private parking for customers or clients. Whether continuing its current use as a garden setup, establishing a commercial premises, or developing a south facing residential property, the potential is considerable. Notably, the site previously held planning permission for an end terraced, two-storey dwelling – making it an attractive option for developers or those looking to create a bespoke home – subject to relevant consents. A prime opportunity in a central and accessible location – offering scope, flexibility and potential in equal measure.

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.

HIGHLIGHTS

- Town Centre Location
- Versatile Use
- Commercial Opportunity
- Private Parking
- Previous Planning Approval

SERVICES

Mains electricity



ADDITIONAL INFORMATION

There was previously planning granted for the erection of an end terrace, two storey dwelling. Details can be viewed online at www.eplanning.scotborders.gov.uk with reference 21/00826/FUL.

COUNCIL TAX

N/a

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.