

HASTIN^{LEGAL}&S



5 Thomson View Offers Over £215,000

Kelso, TD5 7UD



3 bed



2 public



3 bath



5 Thomson View Is An Attractive Three-bedroom Property Is Presented In Immaculate, Move-in Condition And Offers An Ideal Family Home In A Highly Sought-after Area Of Kelso. Perfectly Positioned On The Outer Edge Of The Town , It Enjoys A Peaceful Setting While Remaining Within Easy Reach Of Local Schools. Shops. And Amenities.



5 THOMSON VIEW

Nestled in a highly sought-after area of Kelso, 5 Thomson View is a beautifully presented three-bedroom home offered in true move-in, turnkey condition. Perfectly positioned on the outer edge of the town near Kelso Racecourse, it provides a peaceful setting while remaining just a short distance from local schools, shops, and amenities – making it an ideal choice for families.

The property offers bright, modern living throughout, beginning with a welcoming entrance hall and convenient cloakroom. The spacious lounge provides a comfortable area for relaxing, while the contemporary kitchen overlooks the rear garden and features patio doors that open onto a private outdoor space – perfect for entertaining or family time. The addition of a versatile dining/play room enhances the ground floor layout, offering valuable extra space to suit modern family living. Upstairs, there are three well-proportioned bedrooms, including a master with ensuite shower room, along with a stylish family bathroom. Ample storage is provided throughout, ensuring practicality matches the home's attractive design.

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

- Beautifully presented three-bedroom family home in turnkey condition
- Master bedroom with ensuite shower room
- Close to local schools, shops, and amenities
- Peaceful setting with easy access to Kelso town centre

ACCOMMODATION SUMMARY

Entrance hall, cloakroom, lounge, kitchen, dining/play room, master bedroom with ensuite shower room, two further bedrooms, family bathroom.

SERVICES

Mains water, drainage and electricity. Double glazing. Gas central heating.



ADDITIONAL INFORMATION

All carpets, floor coverings and integral kitchen appliances as mentioned will be included in the sale.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating C.

TENURE

Freehold

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 over £215,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.