



9 Barony Knoll

Kelso, TD5 8JE

Offers Over £TBC,000



A sizeable family home
forming part of a small
and exclusive
development in an
elevated position of
Kelso.



Forming part of the old cottage hospital which is now a small and exclusive development of individual period homes, 9 Barony Knoll offers an excellent prospect for those seeking a sizeable family home in the town.

Privately located into a quiet corner, the property boasts a large rear garden which connects seamlessly to the interiors via the sunny conservatory extension. Internally, the room proportions are generous and offer a versatile layout with the ability to adapt to the ever changing needs of modern family life. Having been well maintained and recently redecorated the property is available in good order whilst now offering a purchaser the opportunity to make their own changes or create a home tailored to their specifications. There is also scope for further extension; two large fully floored attic rooms with velux windows and central heating are currently accessed via a ladder from the first floor landing and offer excellent potential for full conversion.

On the ground floor a warm and welcoming entrance hall gives way to a well-proportioned dual aspect kitchen with outlooks to the garden, a ground floor bedroom and cloakroom, as well as the sizeable lounge complete with log burning stove and double doors to the light filled conservatory.

A spacious upper landing gives access to two particularly large double bedrooms plus a bathroom with four piece suite including a walk in shower in addition to the bath.

The private cottage style garden extends to the rear of the property; catching sun for much of the day and with elevated outlooks over Kelso from the top. Largely laid to lawn with planted beds and borders, the gardens are enclosed in their entirety affording a secure and private environment. With lots of space and potential for further landscaping the outside areas are perfect for families or gardening enthusiasts.

The property also benefits from communal lawned grounds to the front, a private parking space to the rear and further residents parking

in the car park opposite. External storage is located within the external basement with stone steps from the rear parking area.

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

- Sizeable period home
- Small development
- Large cottage style gardens
- Bright, well proportioned interiors
- Scope for attic conversion (subject to permissions)

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Conservatory, Kitchen, Cloakroom, Bedroom Three, Bathroom, Two Further Double Bedrooms and Floored Attic

SERVICES

Mains Services. Double Glazing. Gas central heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

VIRTUAL STAGING

Some of the internal marketing photos have been virtually staged to show how the rooms may look once furnished

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 £TBC,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.



