

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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14 Waldie Griffiths Drive, Kelso

TD5 7UH

Guide Price £375,000



14 Waldie Griffiths Drive is a substantial detached dwelling, located within the exclusive East Broomlands development, built by the highly regarded local builder M & J Ballantyne. Presented in very good order throughout, the property offers well-proportioned accommodation throughout, with the option to live all on one level, if required. Boasting a bright lounge, dining kitchen, dining room, utility room, three double bedrooms, en-suite bathroom, en-suite shower room and family shower room. Externally there is a generous garden, garage and drive. Early viewing of this lovely property is advisable.



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Vestibule
Hall
Lounge
Dining Kitchen with Juliet Balcony
Utility Room
Dining Room/Double Bedroom
Three Double Bedrooms
En-Suite Bathroom
En-Suite Shower Room
Shower Room

Gas Central Heating
Double Glazing
Solar Panels

Garden
Shed
Garage
Drive



Location

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The curtains and white goods are also included in the sale.

Services

Mains drainage, gas, water and electricity. Gas central heating, double glazing, solar panels.

EPC

B

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 185.0 sq m / 1991 sq ft
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1015153)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.