

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Broomlands, Kelso

TD5 7PR

Guide Price £450,000



A superior detached property, occupying a generous plot within the sought after Broomlands development, built by highly regarded local builders M & J Ballantyne. Well presented throughout and finished to a high specification, the well-proportioned and versatile family home boasts a bright lounge, conservatory, large dining kitchen, utility, dining room, study, downstairs WC, master bedroom with en-suite, two further double bedrooms and large bathroom. Externally there is a large wrap around garden, large garage with electric door and monoblock drive providing ample private parking. Properties in this area rarely come onto the open market and as such, early viewing is considered essential to avoid disappointment.



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Vestibule
Hall
Lounge
Conservatory
Dining Kitchen
Utility Room
Downstairs WC
Dining Room/Bedroom
Study/Bedroom
Master Bedroom with En-Suite
Two Further Double Bedrooms
Large Bathroom

Gas Central Heating
Double Glazing

Garden
Large Garage with Electric Door
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.

Services

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

EPC

C

Council Tax Band

G

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 168.6 sq m / 1815 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1025507)

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.