

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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15 Broomlands Gardens, Kelso, TD5 7SS

Guide Price £365,000



15 Broomlands Gardens is an attractive detached dwelling which is located within a sought after residential area, enjoying a quiet cul de sac setting which benefits from an excellent degree of privacy. Built by highly regarded local builders M & J Ballantyne. The property is presented in immaculate order throughout, boasting a well planned and very spacious layout; ideally suited to those searching for an easily managed modern family home which is ready to move into. Outside, there are well maintained gardens which extend to the front, side and rear whilst a large drive and double garage, with electric roller door, ensure there is ample private parking. Early viewing is considered essential to avoid disappointment.



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Ground Floor:
Hall
Lounge
Dining Room
Kitchen/Breakfast Room
Utility Room
Bedroom/Office
WC

First Floor:
Landing with storage
Master Bedroom
En-Suite
Two Further Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Double Garage with Electric Roller Door
Driveway



Location

Kelso is one of the most attractive towns in the Scottish Borders, suited 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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverly rail link from Edinburgh to Tweedbank can be reached in around 30 minutes in Kelso.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

EPC

C

Council Tax Band

F

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

43 The Square,
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
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 = 153.0 sq m / 1647 sq ft
Garage = 17.5 sq m / 188 sq ft
Total = 170.5 sq m / 1835 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1072596)

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.