

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 5 Sutherland Gardens, Kelso, TD5 7BF

**Guide Price £490,000**



5 Sutherland Gardens forms part of an exclusive development of eight individually designed detached homes in the beautiful market town of Kelso. The property is situated on a large plot in a very convenient location, just a short walk from the town centre. Designed and built by highly regarded local builders M & J Ballantyne, who have a reputation for the highest quality and craftsmanship. The property is finished to an exacting standard and provides a simply stunning family home which is extremely spacious with many pleasing features. The accommodation comprises: Vestibule, Hall, Dining Room, Lounge, Kitchen/Breakfast Room, Utility Room, Cloak Room, Master Bedroom with En-Suite, Three Further Bedrooms and a Family Bathroom. Externally there are well maintained gardens, whilst a large garage and monoblocked driveway ensure there is ample private parking. Early viewing highly recommended.



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Ground Floor:  
 Vestibule  
 Hallway  
 Dining Room  
 Lounge  
 Kitchen/Breakfast Room  
 Utility Room  
 Clock Room

First Floor:  
 Landing  
 Master Bedroom with En-Suite  
 Three Further Bedrooms  
 Bathroom

Gas Central Heating  
 Double Glazing

Garden  
 Large Garage  
 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  
Phone: 01573 400399  
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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



**5 Sutherland Gardens, Kelso**

Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft  
Garage = 28.9 sq m / 311 sq ft  
Total = 208.3 sq m / 2242 sq ft

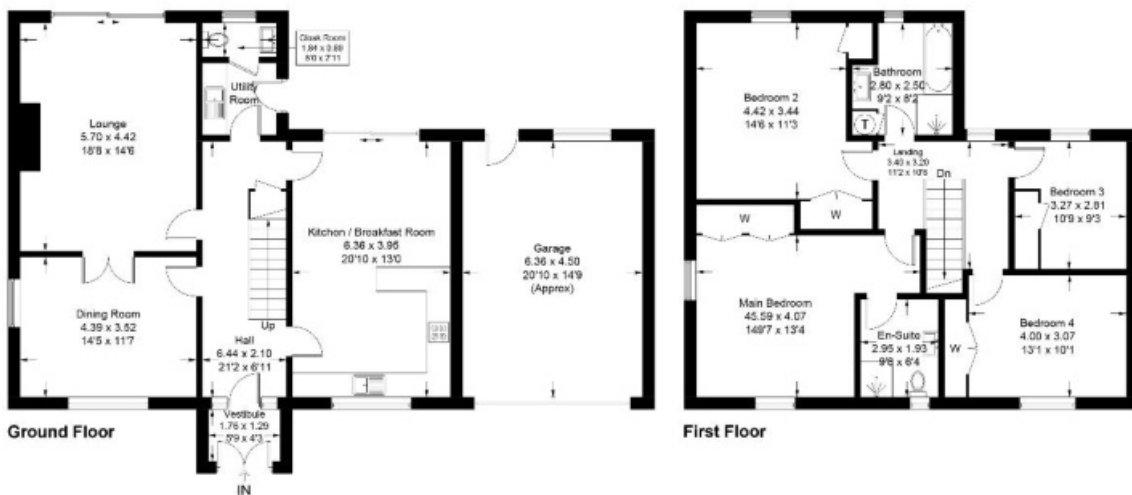


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102892)

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.