

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Green Pastures Wester Softlaw

Kelso, TD5 8DZ

Guide Price £500,000



Situated within the small hamlet of Wester Softlaw on the outskirts of Kelso and boasting fantastic views from every window, Green Pastures is an extremely spacious and flexible detached bungalow with a self-contained annexe, detached garden room and generous outdoor space. The self-contained annexe comprises a lounge, kitchen, bedroom and shower room, which could easily be incorporated into the main accommodation if desired. In addition to the main house, there is a detached garden room currently used as an office, which also benefits from a kitchen and shower room, offering a range of potential uses. Externally, the property features a large enclosed garden, monoblock driveway, detached garage and a shed. Early viewing is absolutely essential to fully appreciate all that this property offers.



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Accommodation:
Vestibule
Hall
Lounge
Dining Kitchen
Conservatory
Utility Room
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Family Bathroom

Self Contained Annex:
Lounge
Kitchen
Double Bedroom
Shower Room

Detached Garden Room:
Open Plan Lounge/Kitchen/Bedroom
Shower Room

Large Surrounding Garden Grounds
Detached Garage
Large Monoblock Drive
Shed

Oil Fired Central Heating
Solar Panels with Battery Packs
Double Glazing

Oil Fired Central Heating
Double Glazing

Surrounding Garden Grounds
Large Timber Shed
Outhouse
Driveway



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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes from Kelso.

Fixtures & Fittings

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

Services

Mains drainage, water and electricity.
Double Glazing. Oil Fired Central heating.
Solar Panels.

EPC

C

Council Tax Band

G

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
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



Green Pastures, Wester Softlaw, Kelso

Approximate Gross Internal Area = 214.8 sq m / 2312 sq ft

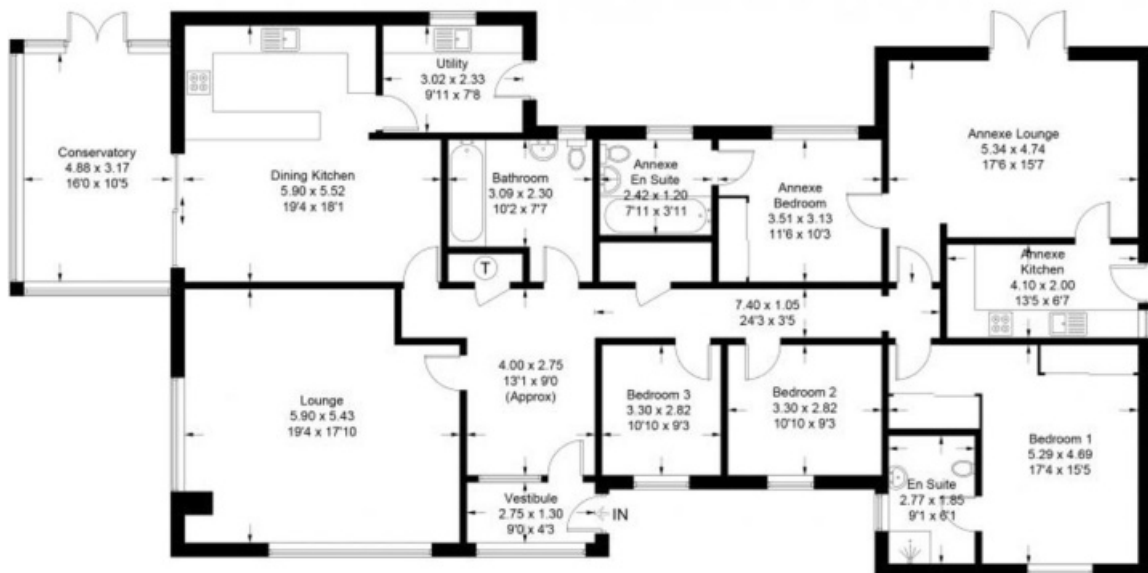


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1118216)

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.