

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Oamaru, 2 Abbotseat Road, Kelso, TD5 7SL

**Guide Price £285,000**



This exceptional detached family home offers an impressive amount of living space and flexible accommodation, making it perfect for growing families. The property boasts a spacious and private rear garden, ideal for outdoor entertaining or simply enjoying the tranquility of your own space. A double garage and driveway provides ample storage and private parking, while the shared entrance ensures convenience and easy access. Located in the highly desirable town of Kelso, this home is just a short distance from Broomlands & Edenside Primary Schools, as well as Kelso High School, making it an excellent choice for families. With its prime location and spacious design, this property truly offers a wonderful balance of modern living and a peaceful, family-friendly environment. Viewing recommended.



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Ground Floor:  
Hall  
Lounge  
Conservatory  
Dining Kitchen  
Utility Room  
Bathroom  
Double Bedroom

First Floor:  
Landing  
Two Further Double Bedrooms  
WC

Gas Central Heating  
Double Glazing

Surrounding Garden  
Double Garage & Driveway  
Shared Access



### 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, electricity and gas. Double Glazing. Gas Central heating

### EPC

D

### 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 = 160.7 sq m / 1730 sq ft



Illustration for identification purposes only. Measurements are approximate, not to scale. Fourlabs.co © (ID1184111)

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.