



5 Riverside Drive  
Kelso, TD5 7RH



A rarely available, beautifully maintained detached home set on a generous and private plot within a sought-after Kelso cul-de-sac, offering spacious, flexible accommodation, a bright sun room, and ideal family living.



A truly exceptional detached residence, beautifully positioned within a peaceful and highly sought-after cul-de-sac on the edge of Kelso. Constructed by the renowned local builders M & J Ballantyne Ltd, this impressive home occupies a superior plot, offering a perfect balance of privacy, space, and refined living.

The property immediately impresses with its generous frontage, providing ample private parking and a sense of seclusion. Internally, the home is presented in immaculate, move-in condition, with well-proportioned accommodation designed to suit both modern family life and elegant entertaining.

The ground floor offers a versatile selection of living spaces, including three welcoming public rooms. A particularly standout feature is the bright and inviting sun room, which enjoys tranquil views over the beautifully maintained rear garden and provides an ideal space to relax year-round. The spacious kitchen forms the heart of the home, complemented by a separate utility room, cloakroom, and excellent built-in storage throughout.

Upstairs, the property continues to impress with a thoughtfully designed layout. The luxurious principal suite features a generous king-sized bedroom, a dedicated dressing area, and a stylish en-suite shower room. Two further well-proportioned double bedrooms provide comfortable accommodation for family or guests, all served by a contemporary family bathroom.

The attic level adds further appeal, offering a fully floored space with electricity already in place. This provides excellent storage and presents clear potential for future conversion, subject to the necessary consents.

Externally, the home truly excels. The large, level garden enjoys a high degree of privacy, making it perfect for outdoor entertaining, family use, or simply enjoying the peaceful surroundings. This premium plot is a rare find within such a desirable location.

#### LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

- **Population:** As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast

Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

#### HIGHLIGHTS

- Rarely available home in sought after cul – de -sac
- Exceptional home built by renowned local builder M J Ballantyne
- Three reception rooms
- Generous private garden
- Driveway & garage

#### ACCOMMODATION SUMMARY

Entrance vestibule, sitting room, dining room, sun room, breakfasting kitchen, utility room, master bedroom with dressing room and ensuite, two further bedrooms, bathroom.

#### SERVICES

Mains, gas, electricity, water and drainage. Gas central heating. Solar panels.

#### ADDITIONAL INFORMATION

The sale shall include all integrated appliances as viewed, all curtain poles, blinds, light fittings.

#### COUNCIL TAX

Band F.

#### ENERGY EFFICIENCY

Band B.

#### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

#### PRICE & MARKETING POLICY

Offers over £430,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.