

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Broomlands, Kelso, TD5 7PR

Guide Price £400,000



Set within an extremely sought-after location in Kelso, this impressive detached home, built by the highly regarded M&J Ballantyne, offers an ideal setting for modern family living. The property enjoys close proximity to Broomlands Primary School, Edenside Primary School, Kelso High School, as well as a wide range of local amenities. The accommodation is well-proportioned and thoughtfully arranged. On the ground floor, a welcoming entrance hall leads to a bright and spacious lounge, a separate dining room perfect for entertaining and a delightful conservatory overlooking the garden. The kitchen is well-equipped and complemented by a separate utility room, while a conveniently located WC completes the ground floor. Upstairs, the landing provides access to three generously proportioned bedrooms, all benefiting from built-in storage. The principal bedroom offers excellent potential to create an en-suite bathroom, subject to the appropriate planning consents, further enhancing the home's appeal for modern family living. Externally, the property is surrounded by generous garden grounds, offering excellent outdoor space. A garage and large driveway provide ample off-street parking. Viewing is highly recommended to fully appreciate the quality, space and location this fantastic family home has to offer.



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Ground Floor:
Hall
WC
Lounge
Dining Room
Conservatory
Kitchen
Utility Room

First Floor:
Landing
Three Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Surrounding Garden Grounds
Garage
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, Gas and Electricity.
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
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
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 132.67 sq m / 1428 sq ft
(Excluding Garage)

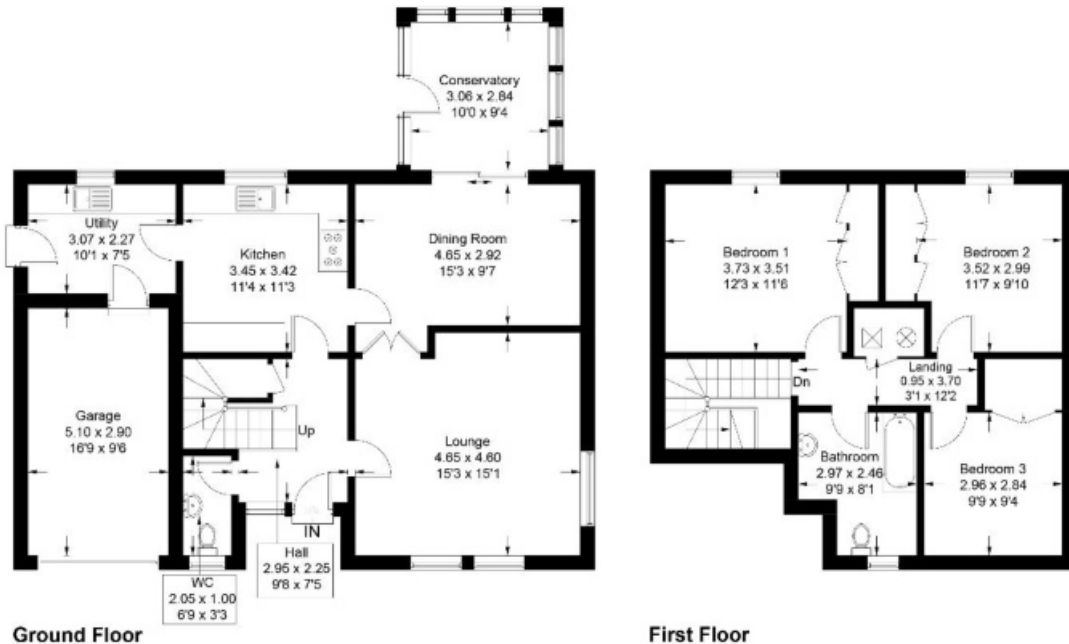


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1290229)

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.