

# 9 Broomlands Court

KELSO, TD5 7SR



*Impressive four-bedroom detached bungalow with generous gardens, conservatory and excellent parking in sought-after Kelso location*



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McEwan Fraser Legal is delighted to present this impressive four-bedroom detached bungalow, situated within a highly desirable residential area of Kelso. Offering spacious and versatile accommodation, excellent outdoor space and a range of modern improvements, this attractive home is ideally suited to families, downsizers or those seeking well-proportioned single-level living in a peaceful yet well-connected setting.

The property is approached via a substantial private driveway, providing ample off-street parking for multiple vehicles, complemented by a carport and a generous detached garage offering excellent storage and practicality. The exterior has been recently painted, enhancing the property's kerb appeal and presenting a smart, well-maintained appearance.

## THE LIVING ROOM



Internally, the accommodation is bright, spacious and thoughtfully laid out. The welcoming living room is a fantastic space for relaxing and entertaining, featuring a focal point fireplace and sliding doors that open directly onto the garden, allowing natural light to flow through and creating a seamless connection between indoor and outdoor living.

# THE DINING ROOM & CONSERVATORY



The dining area is particularly impressive, further enhanced by a superb conservatory extension. This additional space creates a wonderfully bright and airy environment, currently used as a relaxed seating area that enjoys a true sun-trap aspect. Finished with tiled flooring, it provides an ideal setting for both formal dining and casual family living.



The kitchen is generously proportioned and exceptionally well designed, offering an abundance of storage alongside integrated appliances that create a clean and streamlined finish. A breakfast bar adds further convenience for informal dining, while a separate utility room provides additional storage space and houses laundry facilities, keeping the main kitchen area clutter-free.

# THE KITCHEN

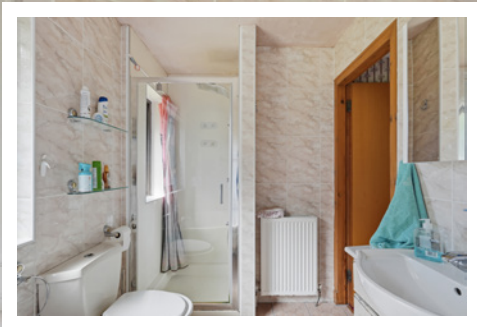




The property boasts four well-sized bedrooms, offering excellent flexibility for family living, guest accommodation or home office use. The principal bedroom is particularly spacious and benefits from large fitted wardrobes, providing excellent storage.

The family bathroom is a superb size and fully tiled, featuring a large window for natural light, a full-sized bath and a separate shower, combining practicality with comfort.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



Externally, the property truly excels. The large wrap-around garden is fully enclosed and beautifully maintained, offering a safe and private environment ideal for families, pets and outdoor entertaining. The space provides a combination of lawn and seating areas, creating a versatile outdoor setting to be enjoyed throughout the seasons.

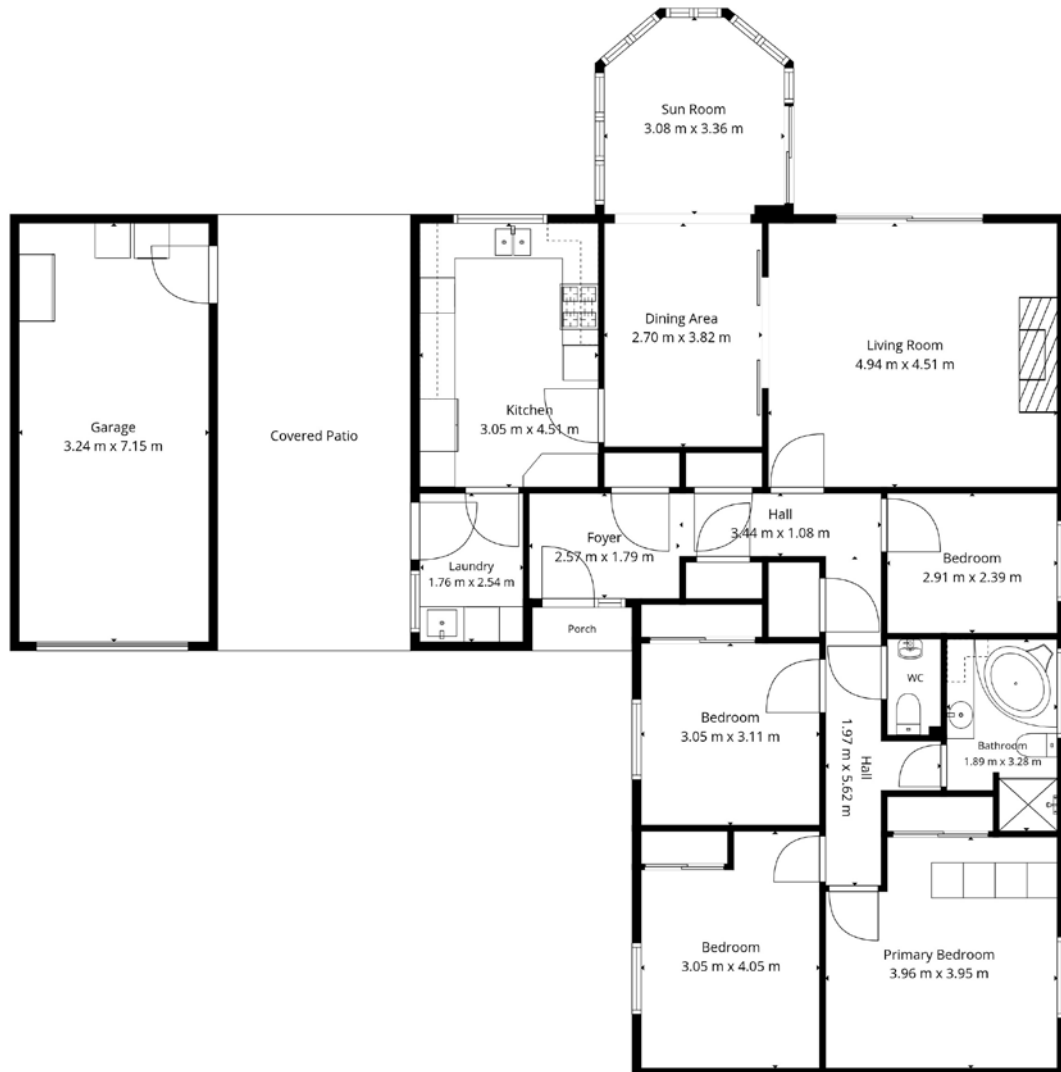
Further benefits include a modern combi boiler installed approximately three years ago and full double glazing throughout, ensuring efficient and comfortable living year-round.

Combining spacious accommodation, excellent parking, a generous conservatory extension and a superb garden setting, this impressive detached bungalow represents a rare opportunity to acquire a well-appointed home in one of Kelso's most sought-after residential locations.

# EXTERNALS

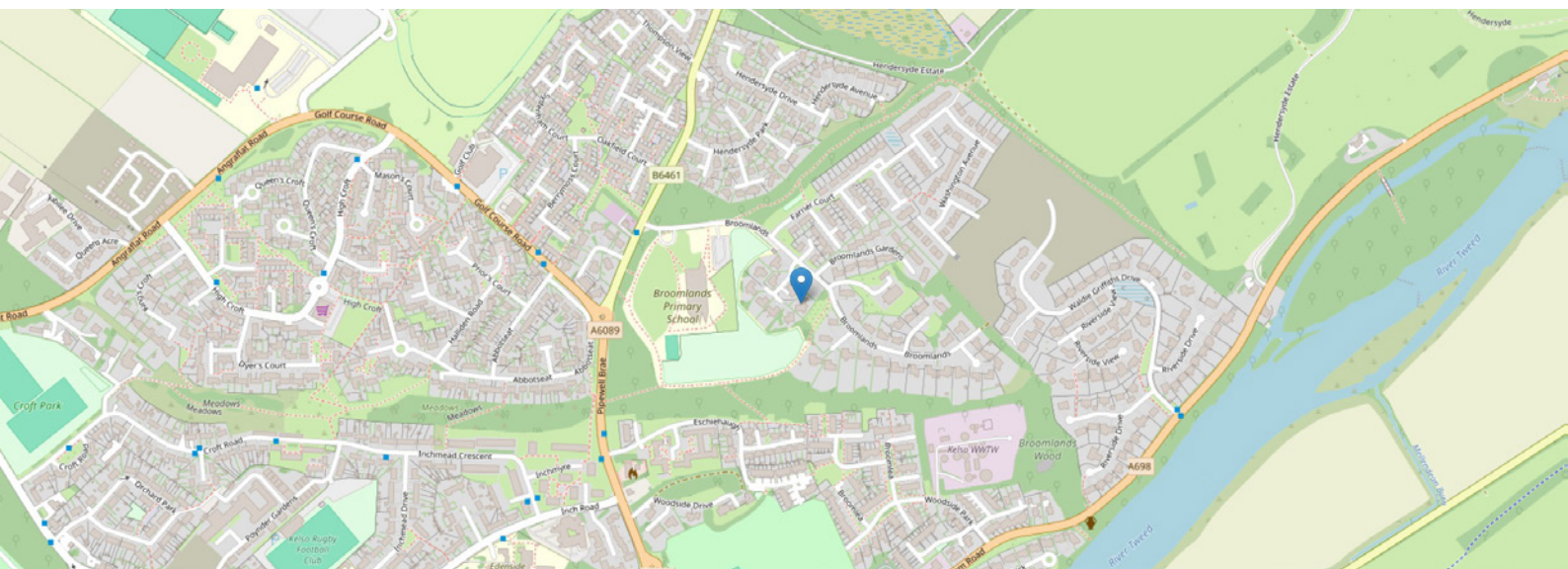


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 137m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Broomlands Court is a highly regarded residential address within the historic Borders town of Kelso, widely recognised for its attractive setting, strong community feel and excellent local amenities. Kelso itself is often considered one of the most desirable towns in the Scottish Borders, renowned for its charming cobbled square, independent shops, cafes and restaurants, as well as its picturesque riverside setting at the meeting point of the River Tweed and River Teviot.





The property enjoys a peaceful position within an established residential area, offering a sense of privacy while remaining conveniently close to the town centre. Kelso provides a wide range of everyday amenities including supermarkets, healthcare facilities, leisure centres and highly regarded local schooling, making it an excellent location for families and those seeking a well-balanced lifestyle.

For those with an interest in outdoor pursuits, the surrounding area offers an abundance of opportunities, including scenic riverside walks, cycling routes, equestrian facilities and access to some of the Borders' most beautiful countryside. Floors Castle, one of Scotland's most impressive stately homes, is also located nearby and provides a popular destination for leisure and events throughout the year.

Kelso is well connected by road, with convenient access to the A698 and A68 providing routes towards Edinburgh, Newcastle and the wider Borders region. This makes the town a practical choice for commuters while still offering a more relaxed pace of life away from larger urban centres.

Combining a strong sense of community, excellent local amenities and outstanding natural surroundings, Kelso continues to be one of the most sought-after towns in the Scottish Borders, appealing to families, retirees and those seeking a desirable lifestyle in a scenic and historic setting.



  
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