

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## Wellwood, Broompark, Kelso

TD5 7SN

**Offers Over £310,000**



Surrounded by a fantastic, well-maintained mature garden, Wellwood is a charming and deceptively spacious detached bungalow, enjoying a superb setting in a highly desirable cul-de-sac. Presented in good order, the property has been used as a holiday let by the current owners and is the ideal 'ready-to-go' investment. Equally well-suited as a primary residence, offering significant potential for expansion both outwards and upwards, subject to planning consents. Boasting a large private garden, garage and large driveway, this is a property that really must be viewed to appreciate.



# Wellwood, Broompark, Kelso

TD5 7SN

Offers Over £310,000

Vestibule  
Hall  
Lounge  
Dining Room  
Kitchen  
Conservatory  
Three Double Bedrooms  
Shower Room

Gas Central Heating

Garden  
Garage  
Drive



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

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, gas, water and electricity. Gas central heating, double glazing.

### EPC

D

### Viewing

Strictly 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  
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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



**Wellwood, Broompark, Kelso**

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft

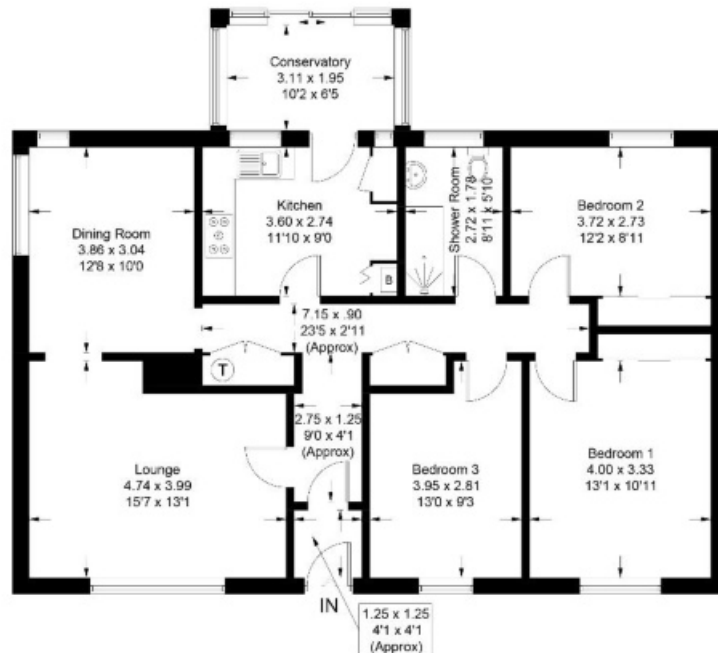


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1008359)

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.