

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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21 Barony Park, Kelso

TD5 8DJ

Guide Price £450,000



An exceptional detached Swedish bungalow, located within a highly desirable cul-de-sac in the popular Abbey town of Kelso. Thoughtfully extended by the present owner to create a generous amount of additional living space, this property boasts flexible and versatile accommodation that could be utilised to suit different individual needs. Boasting an abundance of attractive and additional features including a bright and spacious lounge with garden views, dining kitchen, utility room, office/hobby room, large music/family room of approximately 50m² with French doors opening onto a balcony, bathroom and shower room. Externally there is a large garden with additional land comprising 2 potential building plots (subject to planning) of approximately 0.3 acres included in the sale, garage, drive and amazing views overlooking Floors Castle and beyond. This property is definitely one that requires to be viewed to fully appreciate and early viewing is strongly recommended.



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Entrance Hall
Lounge
Kitchen
Dining Room
Utility Room
Music Room/Family Room with French Doors to Balcony
Hobby Room/Office
Three Bedrooms
Shower Room
Bathroom

Gas Central Heating
Under Floor Heating in Music Room
Wood Burner in Lounge
Triple Glazing by Internorm

Exceptionally Large Garden
Garage with Electric Roller Door
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, Ice Skating, 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 Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

Fixtures & Fittings

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

Services

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

EPC

C

Council Tax Band

E

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
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
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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 207.4 sq m / 2232 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1141335)

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