9 James Dickson Place
Kelso, TD5 7UL

4 bed

1 public

2 bath

Immaculately presented and highly energy efficient, 9 James Dickson Place is a beautifully maintained home offering flexible living with two double bedrooms on the ground floor, making it ideal for families or those seeking convenient downstairs accommodation. Tucked away in a peaceful position close to local schools and amenities, the property also boasts a stunning landscaped rear garden backing onto woodland, creating a private setting rich in wildlife.

9 JAMES DICKSON PLACE

Situated in a peaceful and highly desirable residential setting, 9 James Dickson Place is an exceptionally attractive home built by the highly regarded local builders M & J Ballantyne.

Presented in immaculate, walk-in condition throughout, this superb property offers spacious and flexible accommodation ideally suited to a wide range of buyers. With two generous double bedrooms located on the ground floor, the layout is particularly appealing for those seeking convenient downstairs living, making it an excellent choice for families, downsizers, or buyers looking for a future-proof home.

Tucked away in a lovely position yet conveniently close to local schools and amenities, the property perfectly balances tranquility with everyday convenience.

The heart of the home is the beautiful open-plan kitchen, dining and living area, a bright and welcoming space designed for modern living and effortless entertaining. The property also benefits from excellent energy efficiency, adding to its overall comfort and practicality. To the rear, a gorgeous recently landscaped garden creates a stylish outdoor retreat, backing directly onto woodland where an abundance of wildlife can be enjoyed. Fully enclosed and enjoying a high degree of privacy, this peaceful setting provides the perfect place to relax and unwind while enjoying the natural surroundings.

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

- Immaculate Walk-In Condition
- Flexible Downstairs Living Accommodation
- Four Spacious Double Bedrooms
- Beautifully Reconfigured Open-Plan Living
- Energy Efficient Modern Home
- Private Landscaped Rear Garden
- Woodland Backdrop With Wildlife
- Peaceful Yet Convenient Location

ACCOMMODATION SUMMARY

Entrance hallway, open plan kitchen/living/dining, two double bedrooms, family bathroom. First Floor ; Two double bedrooms, shower room.

SERVICES

Gas central heating. Mains gas, electric, water and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating B.

ADDITIONAL INFORMATION

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

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 or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £290,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - 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.