



28 Riverside Drive
Kelso, TD5 7RH



4 bed



3 public



3 bath



28 Riverside Drive is an immaculate four-bedroom detached home, quietly positioned within a popular M & J Ballantyne development. Offering spacious and flexible accommodation including three reception areas, a beautiful solid oak kitchen, principal bedroom with en-suite and useful study. The property enjoys generous wrap-around gardens with mature fruit trees, vegetable plots and patio, alongside solar panels, underfloor heating and a garage.



28 Riverside Drive is an exceptional four-bedroom detached home, beautifully positioned within a peaceful cul-de-sac in a desirable development by the renowned M & J Ballantyne.

Immaculately presented throughout, the property offers generous and versatile accommodation, thoughtfully designed to provide an ideal setting for modern family living.

The welcoming entrance hall leads through to a bright and spacious living room, a separate dining room currently set up as an office and an impressive open-plan kitchen and dining area. The beautifully appointed kitchen features a timeless solid oak finish, creating a warm and inviting heart to the home, with ample space for family dining and entertaining. A useful study, separate utility room and WC further enhance the practical layout.

On the first floor, the spacious landing leads to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a stylish family bathroom.

Externally, the property is equally impressive, occupying a generous wrap-around plot which offers an excellent degree of privacy. The beautifully maintained gardens feature mature fruit trees, established vegetable plots, a paved patio providing the perfect space for outdoor dining and entertaining, and an extensive area of lawn. A greenhouse and garden shed provide excellent additional storage and space for those with a keen interest in gardening, while the property also benefits from a garage.

Further enhancing this superb family home are solar panels and underfloor heating, combining modern comfort with improved energy efficiency. Offering spacious, flexible accommodation, beautifully maintained gardens and an enviable level of presentation throughout, 28 Riverside Drive is a truly impressive home that is ready to move straight into.

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

- Spacious four-bedroom detached home
- Quiet cul-de-sac location
- Flexible family accommodation
- Generous private wrap-around gardens
- Solar panels & underfloor heating

ACCOMMODATION SUMMARY

Ground Floor: entrance hall, living room, dining room, kitchen, study, utility, WC. First Floor: Master bedroom with ensuite, three further bedrooms, family bathroom.

ROOM DIMENSIONS

Living Room – 5.32m x 4.91m
Dining Room – 4.91m x 2.81m
Kitchen – 6.50m x 3.52m
Utility – 2.68m x 2.06m
Study – 4.02m x 2.70m
Master Bedroom – 5.50m x 4.61m
Bedroom 2 – 3.56m x 3.46m
Bedroom 3 – 3.88m x 2.80m
Bedroom 4 – 3.48m x 2.45m
Bathroom 3.10m x 2.79m

SERVICES

Mains gas, electricity, water & drainage. Underfloor heating & solar panels.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Rating B.

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 £490,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.