

LEGAL
HASTIN & S



20 James Dickson Place
Kelso, TD5 7UL



A beautifully presented three-bedroom semi-detached home within a popular modern development, offering spacious accommodation, private parking, and a family-friendly rear garden.



Situated within a sought-after modern residential development by renowned local builders M&J Ballantyne, 20 James Dickson Place is a beautifully presented three-bedroom semi-detached home offering stylish and comfortable accommodation throughout.

The ground floor comprises a bright and welcoming lounge, perfect for relaxing and entertaining, along with a spacious kitchen and dining area featuring French doors that open directly onto the rear garden, creating an ideal space for family living. A convenient cloakroom/WC and additional storage complete the lower level.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom, all presented in excellent decorative order.

Externally, the home benefits from a recently monoblocked driveway providing off-street parking for two vehicles. The enclosed rear garden is predominantly laid to lawn, offering a safe and enjoyable outdoor space for children, pets, and outdoor entertaining.

Combining modern living, excellent presentation, and a desirable location, this fantastic home is perfectly suited to a variety of purchasers, including first-time buyers, growing families, and those looking to downsize.

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

- Modern Family Home
- Immaculate Home Report
- Beautifully Presented
- Sought-After Development
- Enclosed Rear Garden
- Spacious Dining Kitchen

ACCOMMODATION SUMMARY

Ground Floor: entrance hall way, lounge, dining kitchen, WC. First floor; three bedrooms, family bathroom.

SERVICES

Mains electricity, gas, water & drainage

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating C.

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 £235,000 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.