



26 Meadow Court
Kelso, TD5 7LZ



This Bright And Well-proportioned Semi-detached Property Is Ideally Situated Within A Quiet And Established Cul-de-sac, Offering Comfortable Family Living In A Convenient Location. Benefiting From A Neat, Low-maintenance Rear Garden, Bright And Airy Accommodation, And Close Proximity To Local Amenities And Schools, 26 Meadow Court Is An Excellent Choice For Families And First-time Buyers Alike.



26, MEADOW COURT

26 Meadow Court is a bright and well-proportioned two-bedroom semi-detached home, peacefully positioned within a quiet and established cul-de-sac. Offering comfortable and well-maintained accommodation throughout, the property enjoys a light and airy feel, making it an ideal choice for a range of purchasers. Externally, there is a neat, low-maintenance rear garden, perfect for relaxing or outdoor dining, while on-street parking is readily available to the front. Internally, the accommodation comprises a spacious reception room, a well-appointed kitchen, two generously sized bedrooms, and a family bathroom. Conveniently located close to local amenities, schools, and transport links, 26 Meadow Court is particularly well suited to first-time buyers, young families, and those looking to downsize while remaining within a popular residential area.

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

- . Two spacious bedrooms
- . Close to local amenities
- . Perfect for first time buyers
- . Popular residential location

ACCOMMODATION SUMMARY

Ground floor: Entrance hallway, lounge, breakfasting kitchen, bathroom. First floor: two bedrooms.

SERVICES

Mains Gas, electricity, water & drainage

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Band D

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 £165,000 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.