



97 Roxburgh Street  
Kelso, TD5 7DS



Beech Tent Lane Cottage is a beautifully presented two-bedroom home in true turn-key condition, tucked away just off Roxburgh Street in the heart of the town centre. Deceptively spacious, it is ideal for first-time buyers or as a ready-to-go investment.



### BEECH TENT LANE COTTAGE

Beech Tent Lane Cottage is an immaculately presented two-bedroom property offered in true turn-key condition, making it an ideal purchase for first-time buyers or a perfect investment opportunity.

Enjoying a prime town centre location, the property is tucked away in a quiet lane just off Roxburgh Street, offering a rare combination of convenience and privacy. Deceptively spacious throughout, the accommodation comprises a lovely bright lounge leading through to a well-appointed galley kitchen, along with a modern downstairs shower room and a large storage cupboard with space for a washing machine. Upstairs, the property continues to impress with further storage, two generously proportioned double bedrooms finished in neutral décor with attractive high ceilings, and a conveniently located bathroom. Combining stylish presentation, well-balanced living space and a sought-after central setting, this superb home is ready to move straight into and will appeal to a wide range of buyers.

### 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 turn-key condition
- Central yet tucked-away location
- Deceptively spacious throughout
- Ideal first-time purchase/investment

### ACCOMMODATION SUMMARY

Entrance hall, lounge, galley kitchen, downstairs shower room, storage cupboard, two double bedrooms, bathroom.

### SERVICES

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

### COUNCIL TAX

Band B.

### ENERGY EFFICIENCY

Rating E.

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £170,000 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](mailto: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.