



## 2 Orchard Cottages, Wooden Orchard Kelso, TD5 8HG



2 Orchard Cottages is a charming semi-detached home set in a peaceful and highly desirable location, approached via a gated entrance that opens onto a private driveway. Deceptively spacious, the property has been thoughtfully extended to enhance both its layout and versatility, now offering well-balanced accommodation ideal for modern living.

At the heart of the home is a gorgeous country-style kitchen, flooded with natural light and providing a warm, inviting space for both everyday living and entertaining. A bright conservatory further enhances the ground floor, creating an additional reception area with lovely views over the garden.

The property boasts a generous master bedroom complete with a stylish en-suite, alongside two further well-proportioned bedrooms. A galley-style utility room offers a practical and useful addition to the home, helping to keep the main living areas uncluttered.

Externally, the landscaped garden has been carefully designed to provide a tranquil outdoor retreat, featuring a useful storage shed and an impressive log cabin with electricity ideal for use as a home office, studio, or hobby space.

Presented in good condition throughout, 2 Orchard Cottages combines character, comfort, and flexibility in a sought-after setting.



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### 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

- Charming semi-detached cottage
- Deceptively spacious and thoughtfully extended
- Beautiful country-style kitchen
- Landscaped rear garden

### ACCOMMODATION SUMMARY

Conservatory, hall, lounge, kitchen/dining room, utility room, master bedroom with ensuite, bathroom, two further bedrooms.

### SERVICES

Mains electricity and water. LPG gas central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY

Band E.

### 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 £260,000 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](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.