

LEGAL
HASTIN & S



25 Poynder Gardens

Kelso, TD5 7AB

Offers Over £285,000





Poynder Gardens is a select development of modern homes by M&J Ballantyne - perfectly positioned within walking distance of all Kelso's well regarded amenities, transport links and local countryside.



25 POYNDER GARDENS

The elegant semi detached bungalow is immaculately presented having been completed to an exacting standard in 2024. Set opposite the expertly renovated former High School, this well positioned home combines energy efficient living with open plan entertaining and public space, two comfortable double bedrooms, a generous shower room and a super level and fully enclosed garden.

This rarely available home is an obvious future proofing choice for those downsizers or buyers in search of a stylish but easy to keep home in a premium position.

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.

KEY FEATURES

- Excellent location for the town
- Energy Efficient & Eco Credentials
- Beautifully finished and rarely available location
- Lovely enclosed and level garden

ACCOMMODATION

Entrance Hall & Cloak Storage, Open Plan Living Kitchen, Two Double Bedrooms, Shower Room.

ADDITIONAL INFORMATION

All light fittings, integrated appliances, curtain rails and blinds are included in the sale price. Built in 2024 with NHBC cover.

SERVICES

Mains electric, water & drainage. Air source heat pump. Air-to-air heating system and heat recovery system. Solar panels. Double glazing.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band B.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including

evenings, weekends and public holidays.

MARKETING POLICY

Offers over £285,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



