

HASTIN^{LEGAL}&S



20 Barony Park

Kelso, TD5 8DJ

Offers Over £285,000





A delightful three-bedroom detached bungalow in the heart of Kelso's prestigious Barony Park. Featuring stunning landscaped gardens and a garage, this home offers a perfect blend of elegance and practicality.



SUMMARY

Set within the prestigious Barony Park development in the heart of Kelso, this delightful three-bedroom detached bungalow offers an ideal blend of comfort, style, and practicality. Beautifully presented throughout in tasteful neutral décor, the property has been exceptionally well cared for and thoughtfully maintained, creating a warm and welcoming home.

A private driveway and garage provide a charming entrance, complemented by a neatly kept front garden that sets the tone for the rest of the property. Inside, the accommodation flows from an inviting entrance vestibule and hallway into a bright and spacious living room, a formal dining room, and a well-appointed kitchen complete with a handy breakfast bar. Three comfortable bedrooms and a family bathroom with shower complete the interior, each space designed to balance everyday practicality with understated elegance.

Outside, the landscaped gardens are a true highlight, with mature planting, fruit trees, and a generous patio offering the perfect setting for relaxation or entertaining, while established trees and hedges ensure a sense of privacy. A greenhouse adds further appeal for those with green fingers, making this property as functional as it is charming—a rare opportunity to secure a home in one of Kelso's most desirable addresses.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

HIGHLIGHTS

- Rarely available Three-bedroom detached bungalow with garage and driveway
- Immaculately presented in neutral décor throughout
- In turnkey condition
- Beautifully landscaped gardens with mature planting and fruit trees
- Private patio area perfect for outdoor living and entertaining

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Living Room, Dining Room, Kitchen, Three Bedrooms ,Shower Room. Garage.

SERVICES

Gas central heating, mains services electricity, water and drainage

COUNCIL TAX

Band E.

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.

TENURE

Freehold

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.



