



Parkdale Croft Park
Kelso, TD5 7ET



Set in a prime position overlooking Croft Park, Parkdale is a striking architect-designed home offering elevated views, exceptional privacy, and beautifully curated interiors. With a stunning first-floor lounge and balcony, a light-filled dual-aspect kitchen opening to front and rear patios, and expansive mature gardens, this is a rare opportunity to acquire a truly special home in Kelso.



Parkdale is an exceptional architect-designed detached residence, perfectly positioned to enjoy an enviable outlook across the picturesque Croft Park in the heart of Kelso, while still affording a remarkable sense of privacy and seclusion. This is a home that effortlessly combines striking design with refined comfort.

Meticulously maintained and thoughtfully enhanced by the current owners, the property is presented in immaculate, turnkey condition. Every space has been carefully considered, with a sophisticated palette of modern, elegant tones creating a cohesive and luxurious feel throughout.

The layout has been intelligently arranged to make the most of its unique setting. The principal living accommodation is located on the first floor, where a magnificent lounge enjoys elevated, uninterrupted views across the park. Extending from this space, a private balcony provides the perfect vantage point to sit and take in the scenery — ideal for morning coffee or evening relaxation.

Externally, Parkdale continues to impress. The expansive, beautifully established garden offers a sense of tranquillity and maturity rarely found, with an abundance of planting and a charming collection of fruit trees nestled at the far end — ideal for those seeking both beauty and productivity in their outdoor space.

ACCOMMODATION

The approach to the property is equally impressive, with a private drive leading to a substantial double garage, complemented by a well-established front garden that sets the tone for what lies beyond.

Upon entering, a bright and welcoming hallway introduces the home's sense of space and quality. The heart of the property is the stunning dual-aspect family living kitchen — a beautifully light-filled space designed for modern living. Patio doors open out to both the front and rear, offering a seamless connection to outdoor living: a seating area to the front provides a charming spot to unwind, while to the rear, a patio creates the perfect setting for al fresco dining and entertaining. This space is further supported by a practical boot room, a generous utility room with direct garden access, and a stylish cloakroom.

The first floor provides exceptional accommodation, centred around the breathtaking lounge with its panoramic park views and balcony access. A flexible office, which can also serve as a fourth bedroom, offers versatility for modern lifestyles.

The principal bedroom suite is a luxurious retreat, complete with its own en-suite, while the second bedroom also benefits from en-suite facilities. Two further well-proportioned bedrooms are served by a beautifully appointed family bathroom, featuring a corner bath and separate walk-in shower. Ample storage is seamlessly integrated throughout. At ground level, the property offers further versatility, including the double garage, a dedicated storage room, and a private gym.

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

- Parkside elevated position
- Architect-designed home
- Balcony with views
- Dual-aspect living kitchen
- Seamless indoor-outdoor flow
- Mature private gardens

ACCOMMODATION SUMMARY

Entrance vestibule, cloakroom, kitchen/dining/living, utility room, lounge, bedroom 4, First Floor: master bedroom with ensuite, guest bedroom with ensuite, bedroom, family bathroom. Lower Ground Floor: double garage, boiler room, home gym.

SERVICES

All Mains services. Gas stove. Gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY

Rating 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 £550,000 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.