

HASTIN^{LEGAL}&S

3 Broomlands House



3 Broomlands House Ednam Road
Kelso, TD5 7SW



3 bed



1 public



2 bath



Beautifully presented three-bedroom villa within an impressive listed mansion house, combining charming period features with stylish modern touches. Private garage, store and beautifully maintained grounds.



SUMMARY

3 Broomlands House is a beautifully presented three-bedroom villa forming part of an impressive listed mansion house, set within beautifully maintained grounds on the edge of Kelso. The handsome building has been thoughtfully divided to create six individual traditional villas, each retaining a wealth of charming period features.

Bright, spacious and welcoming throughout, the property combines character with modern comfort. High ceilings, decorative cornicing, traditional sash and case windows and working shutters are complemented by tasteful décor and excellent presentation. The accommodation has also benefited from a newly fitted kitchen and new windows.

The accommodation comprises a welcoming entrance hall, a generous living room, two well-proportioned double bedrooms and a third bedroom, currently offering excellent versatility as a study or home office. A modern bathroom with shower and separate WC complete the accommodation.

Externally, the property benefits from a private garage and separate store, providing useful additional storage and practical space, while the beautifully maintained communal grounds provide an attractive setting for this distinctive home.

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

- Three-bedroom villa
 - Beautiful period features
 - Newly fitted kitchen
 - Bright spacious accommodation
 - Beautifully maintained grounds
 - Private garage and store
- Option to purchase the furniture and furnishings by separate negotiation

ACCOMMODATION SUMMARY

Entrance Hallway, landing, reception hallway, lounge, kitchen, two double bedrooms, single bedroom, shower room, bathroom.

SERVICES

Electric panel heating. Electricity, water & drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating 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 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 £275,000 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.