

HASTIN<sup>LEGAL</sup>&S



3 Abbotsford Grove

Kelso, TD5 7BN

Offers Over £275,000





A beautiful period home in the heart of Kelso. Stone built semi-detached house with original features, 4 bedrooms, 2 public, dining kitchen and utility, family bathroom and w.c.

Entrance Hall, Lounge, Kitchen and Dining Room, Family Room, Utility Room, Cloakroom, 4 Bedrooms and Family Bathroom.



## PROPERTY DESCRIPTION

Step into this stunning, family sized semi detached period property, brimming with character and lovingly preserved original features. From the welcoming front entrance to the oak stripped internal doors, elegant fireplaces, and impressive oak staircase and skirtings, every corner radiates timeless charm.

Enjoy two bright, sunny reception rooms, perfect for relaxed family living or entertaining. A spacious dining kitchen, complete with a cream gas Aga, flows effortlessly into a delightful conservatory dining space—an ideal spot for morning coffee or cosy evening meals. A large utility room and convenient downstairs WC add to the home's practical appeal.

Upstairs, you'll find four generous bedrooms and a stylish family bathroom with both a separate shower and bath. The property is in true walk in condition, freshly decorated with immaculate cream carpeting throughout, creating a warm, inviting atmosphere that highlights the original oak features.

Outside, the compact garden is easily maintained and offers plenty of on street parking.

This is a wonderfully versatile property that will appeal to a wide range of buyers, but it truly shines as a perfect family home—full of character, comfort, and convenience.

## 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

- Located in the heart of Kelso
- Period features
- Beautifully maintained interiors
- Easily maintained garden
- Generous sized bedrooms and reception rooms

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen/Dining Room, Family Room, Utility Room, Cloakroom, 4 Bedrooms and Family Bathroom.

## SERVICES

Mains gas, water and electricity

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## 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.

## 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, Fax 01573 229888 or 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.

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.



