

HASTIN<sup>LEGAL</sup>&S



55 Waldie Griffiths Drive

Kelso, TD5 7UH

Offers Over £540,000







Situated on one of the best plots within the development, 55 Waldie Griffiths Drive is a beautifully presented four-bedroom family home enjoying uninterrupted countryside views. Built by M & J Ballantyne, the property offers spacious open-plan living, a bright conservatory, landscaped gardens and a superb principal bedroom suite, making it an ideal home for modern family life.



Constructed by the highly regarded local builders M & J Ballantyne, 55 Waldie Griffiths Drive occupies what is undoubtedly one of the finest plots within the development, enjoying uninterrupted views across the surrounding countryside. Beautifully presented throughout, the property has been thoughtfully enhanced by the current owners to create a home that balances contemporary style with practical family living. From the moment you step inside, there is an immediate sense of space.

A welcoming entrance vestibule leads into a spacious reception hallway, where the accommodation unfolds naturally, creating an effortless flow between the principal living areas. At the heart of the home is the impressive open-plan kitchen, dining and family room. Designed for modern living, this sociable space is ideal for everything from busy weekday mornings to entertaining family and friends. The contemporary kitchen is perfectly positioned to enjoy the stunning rural outlook, while the adjoining living and dining area flows seamlessly into the beautifully appointed conservatory. Filled with natural light and perfectly positioned to capture the surrounding views, this wonderful additional reception space provides the ideal place to relax throughout the seasons while creating a natural connection between the home and the landscaped gardens beyond. The elegant lounge, centred around a striking gas fireplace, offers a cosy retreat for quieter evenings, while a practical utility room and stylish shower room complete the ground floor. Upstairs, the principal bedroom has been thoughtfully redesigned to create an impressive suite with a bespoke walk-in dressing room and spacious en-suite shower room. Three further double bedrooms and a contemporary family bathroom provide generous and flexible accommodation for growing families, guests or those working from home.

Outside, the landscaped wraparound gardens have been carefully designed to complement the property's enviable setting. A generous decked seating area enjoys uninterrupted countryside views and provides the perfect space for outdoor dining, entertaining or simply unwinding in peaceful surroundings. An integral garage, powered garden shed, external power sockets to the front and rear, and solar panels further enhance the practicality and efficiency of this exceptional home. Combining quality craftsmanship, a thoughtfully designed layout and an outstanding countryside setting, 55 Waldie

Griffiths Drive offers spacious, flexible accommodation in one of the development's most desirable locations—a home perfectly designed for modern family life.

## 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

- Superb open-plan family living
- Beautiful conservatory overlooking gardens
- Principal suite with dressing room
- Solar panels and integral garage
- Landscaped wraparound gardens

## ACCOMMODATION SUMMARY

Entrance hallway, sitting room, kitchen/dining room, sun room, shower room, utility room. First Floor; Master bedroom with ensuite and dressing room, three further bedrooms, family bathroom.

## SERVICES

Gas central heating. Mains gas, electricity, water & drainage. Solar Panels.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY

Rating B.

## 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.

## TENURE

Freehold

## MARKETING POLICY

Offers over £540,000 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





