



Plot 51, The Scott East Broomlands Kelso, TD5 7UH



3 bed



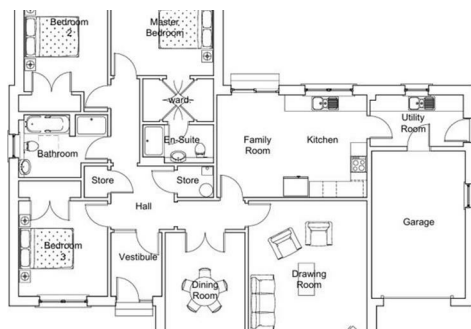
3 public



2 bath



A beautifully designed new build 3 bedroom detached bungalow by M&J Ballantyne, set on a generous corner plot in the sought-after East Broomlands development. Featuring a spacious kitchen/family room, separate living and dining rooms, a master suite with dressing room and en-suite, ample storage, garage with utility access, and a large private rear garden backing onto woodland.



THE SCOTT, EAST BROOMLANDS

Occupying a generous corner plot within the popular East Broomlands development, Plot 51, The Scott by M&J Ballantyne offers spacious single story living in one of Kelso's most sought after residential locations. Thoughtfully designed to suit modern family life, this impressive detached bungalow combines stylish living spaces with practical features throughout.

At the heart of the home is a kitchen and family area that opens onto the rear garden, creating a wonderful space for everyday living and entertaining. Separate living and dining rooms provide additional flexibility.

The well proportioned accommodation includes three comfortable bedrooms, with the principal bedroom enjoying the luxury of a walk in dressing room leading directly to a private en-suite. Generous storage is incorporated throughout the property, with a separate utility room which provides convenient access to the integral garage.

Outside, the sizeable private rear garden offers plenty of space for outdoor living and family enjoyment, with the added benefit of a peaceful woodland backdrop that enhances both privacy and the surrounding setting. Offering an excellent balance of space, comfort and location, Plot 51 is an exceptional opportunity to own a high quality new home in Kelso.

LOCATION

This property is located within the East Broomlands development. Enjoying a central location within the Town. 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.

MESUREMENTS

Living Room 4.25 X 5.20m / 13' 11" x 17' 1"
Dining Room 2.97 x 4.00m / 9' 9" x 13' 1"
Kitchen / Family 6.95 x 4.10m / 22' 9" x 13' 5"
Bedroom 1 3.82 x 3.82m / 12' 6" x 12' 6"
En-Suite 2.00 x 2.00m / 6' 7" x 6' 7"
Bedroom 2 3.32 x 3.55m / 10' 11" x 11' 7"
Bedroom 3 3.32 x 3.10m / 10' 11" x 10' 2"
Bathroom 2.65 x 1.90m / 8' 8" x 6' 3"
Utility Room 2.80 x 1.80m / 9' 2" x 5' 11"
Garage 3.49 x 5.49m / 11' 6" x 18'

ADDITIONAL INFORMATION

These properties are being sold off plan. To visit M & J Ballantyne's website please click on www.mjballantyne.co.uk/

VIEWING

To arrange a viewing contact the selling agents, Hastings Property on 01573-225999

MARKETING POLICY

Fixed price of £575,000, offers 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. 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