

HASTIN & S
LEGAL



21 Wallaceneuk
Kelso, TD5 8BR



3 bed



1 public



3 bath



A beautifully presented three-bedroom semi-detached home set on a generous corner plot. Offering a spacious lounge, breakfasting kitchen, master bedroom with ensuite, and excellent outdoor space including a large rear garden and double driveway, this property also benefits from an electric car charger and substantial attic storage.



21 WALLACENEUK

Situated within a quiet cul-de-sac in one of Kelso's most popular and sought-after residential areas, 21 Wallaceneuk is a beautifully presented three-bedroom semi-detached home occupying a generous corner plot. Tucked away in a peaceful setting, the property offers an ideal opportunity for families seeking a spacious and well-appointed home with excellent outdoor space.

The accommodation is bright and well-proportioned throughout, with the ground floor comprising a welcoming and spacious lounge with patio doors out to the rear garden, a modern breakfasting kitchen perfect for everyday family living, and a convenient WC. Upstairs, the property offers three comfortable double bedrooms, including a generous principal bedroom with ensuite shower room, as well as a family bathroom. Externally, the home benefits from a double driveway providing ample off-street parking, a front garden, and a particularly large rear garden ideal for relaxing or entertaining. Further features include a substantial attic space providing excellent additional storage and the added benefit of an electric car charging point, making this an attractive and practical family home in a desirable location.

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

- Beautifully presented three-bedroom semi-detached home
- Located within a quiet cul-de-sac in a highly sought-after area of Kelso
- Principal bedroom with ensuite shower room
- Electric car charging point installed
- Spacious and bright lounge
- Generous corner plot with excellent outdoor space

ACCOMMODATION SUMMARY

Entrance hallway, breakfasting kitchen, lounge, WC, master bedroom with ensuite, two further bedrooms and a family bathroom.

SERVICES

Gas central heating. Mains gas, electric, water and drainage. Electric car charging point.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating C.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

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 £230,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.