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Forest Grove

Forestfield, Kelso, TD5 7BX





This Stunning Georgian
Townhouse Provides
Beautiful Period Detailing
and Stylish Accommodation,
Conveniently Located within
Central Kelso.

Hosting Ideal Entertaining
and Family Space, Three
Comfortable Bedrooms, A
Studio or Office Space and a
Charming Garden with Rear
Courtyard and Garage.



FOREST GROVE

Forest Grove is an impressive townhouse set in the heart of Kelso - with a classical frontage of cobbled paving and mature planting, the stylish interior strikes the perfect balance in blending period features and décor, with a bright and contemporary influence. Forestfield itself is a desirable and highly sought after area - this charming and traditional street transcends time with elegant Georgian properties in perfect homage to the era.

An elegant home with welcoming entertaining and public space, a traditional drawing room sits to the front of the property with synonymous bay window and open fire. An open plan layout incorporating the fitted kitchen, dining area and garden room is hosted by the extension which overlooks the garden to the rear - with patio doors opening directly for those al fresco days. Adjoining the kitchen, a useful utility and pantry is handy for further storage and laundry, with a back stair accessing a first floor studio or home office space, and a further external door to the garden. The first floor extends to a master with ensuite, two further well-proportioned bedrooms and a family bathroom.

Externally, with a traditional frontage of mature peonies and perennials framing the parking bay, the main section of garden lies to the rear and is exceptionally private with a courtyard patio, planted borders and sheltering trees, accessing the garage onto Forestfield.

LOCATION

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.

HIGHLIGHTS

- Stunning Georgian Period Townhouse

- Excellent Location for Facilities and Amenities
- Sought After Area
- Beautifully Presented and Maintained – as Reflected in the Home Report.
- Kitchen Extension Providing Open-Plan Feel
- Studio/Office Space above Utility
- Easily Kept Rear Garden

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Cloakroom W/C, Drawing Room, Open Plan Dining Kitchen and Living Area, Utility Room, Studio/Office, Principal Bedroom with Ensuite, Two Further Bedrooms and Family Bathroom.

SERVICES

Mains gas, electric, water and drainage.

ADDITIONAL INFORMATION

All fitted and fixed items, as viewed, are included in the sale price. 165m² approx internally.

ENERGY EFFICIENCY

Band D.

COUNCIL TAX

Band E.

MEASUREMENTS

Drawing Room	5.50m x 3.75m
Dining Kitchen	6.45m x 4.90m
Sun Lounge	3.65m x 2.90m
Utility Room	4.75m x 1.95m
Studio	3.50m x 2.00m
Cloakroom	1.25m x 1.05m
Bedroom One	4.35m x 3.85m
En-Suite	1.55m x 1.05m
Bedroom Two	4.15m x 3.45m

Bedroom Three

3.85m x 2.30m

Bathroom

2.60m x 1.85m

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £375,000 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. 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.



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