



15 Broomlea

Kelso, TD5 7RB

Offers Over £TBC,000



3 bed



2 public



2 bath



This Semi-detached Family Home Is Positioned In A Popular Residential Area To The Edge Of Kelso, Offering Spacious And Adaptable Accommodation, A Private Garden And Off Road Parking. Presenting An Ideal Opportunity For Someone To Renovate And Personalise To Taste.





## ACCOMMODATION

15 Broomlea is a superb semi-detached property offering an excellent opportunity for first-time buyers, families, or those looking to downsize. The home opens with a welcoming hallway complete with useful storage and access to the ground floor. At the front, the fitted kitchen provides generous cupboard space along with room for freestanding appliances such as a washing machine, dishwasher, and built-in fridge/freezer. While some may wish to modernise, it remains a highly practical space for everyday cooking. To the rear, a bright and spacious lounge with dining area benefits from patio doors that flood the room with natural light and open onto views of the garden. An attractive stone-surround gas fire adds a focal point, while a glazed rear door leads to a conservatory – the perfect spot to enjoy the outlook over the sizeable garden. An open staircase rises to the first floor, where you'll find three well-proportioned bedrooms and a family bathroom. The master bedroom further benefits from an en-suite shower room and built-in wardrobes, offering both comfort and convenience.

## 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.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///followers.crisis.introduce](https://www.what3words.com/#!/en/09G8-49R8-49R8)

## HIGHLIGHTS

- Ideal for growing family's
- Opportunity To Modernise
- Good Proportioned Rooms
- Close to Walks and Town Centre
- Garage And Off Road Parking

## EXTERNAL DETAILS

To the front, a tarmacked driveway offers private parking and access to the garage, complemented by a neat lawn that enhances the home's welcoming kerb appeal. The rear garden is generously sized and fully enclosed, mainly laid to lawn with a patio area directly off the conservatory – perfect for outdoor dining or relaxing in the sun. A large timber shed provides excellent additional storage. This secure and versatile space is ideal for families and pet owners, offering both practicality and a safe environment for entertaining or play.

## ACCOMMODATION SUMMARY

Entrance hallway, Living/Dining Room, Kitchen, Three Bedrooms Including One En-Suite, Bathroom, Rear Garden and Off Road Parking, Garage.

## SERVICES

Mains Water, Gas and Drainage. Gas Central Heating.

## ADDITIONAL INFORMATION

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

## COUNCIL TAX

Band C

## ENERGY EFFICIENCY

Rating TBC

## TENURE

Freehold

## VIEWING & HOME REPORT

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## PRICE & MARKETING POLICY

Offers over £tbc,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.