

HASTIN^{LEGAL}&S



33 Pinnaclehill Park

Kelso, TD5 8HA

Offers Over £355,000





Set within peaceful Pinnaclehill Park near Kelso, this spacious four-bedroom detached home combines flexible living with great outdoor features. Highlights include a light-filled lounge, an open kitchen/dining area, two bedrooms on each floor, a stylish family bathroom, and plenty of built-in storage. The generous garden is perfect for relaxing or entertaining and includes an outbuilding with a hot tub and sauna, two storage sheds, and a garage with driveway.



SUMMARY

Nestled within the sought-after, peaceful neighbourhood of Pinnaclehill Park, this well maintained detached home offers a rare combination of tranquillity and convenience. Just minutes from Kelso's vibrant town centre, local schools, and everyday amenities, the property provides an ideal setting for family life or those seeking a quiet retreat with excellent connections.

Inside, the accommodation is bright, spacious, and thoughtfully designed for modern living. A welcoming lounge with expansive windows captures an abundance of natural light, while the generous kitchen and dining area create a sociable heart of the home—perfect for both relaxed family meals and entertaining.

The ground floor also hosts two versatile bedrooms, one of which enjoys the luxury of a Jack-and-Jill shower room. Upstairs, two further bedrooms include a superb principal suite complete with a walk-in wardrobe, and a stylish family bathroom adds to the home's practicality.

Outside, the property is surrounded by a large, established garden that provides plenty of space for play, gardening, or quiet relaxation. A standout feature is the fully equipped outbuilding, offering a private spa experience with a hot tub, sauna, and shower. Two additional sheds, a garage, and a driveway ensure ample storage and parking.

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

- Sought-after Pinnaclehill Park location near Kelso town centre and schools
- Bright lounge and spacious kitchen/dining area
- Four bedrooms, including ground-floor option and master with walk-in wardrobe
- Large established garden
- Outbuilding with hot tub, sauna, and shower
- Garage, driveway, and two storage sheds

ACCOMMODATION SUMMARY

Ground Floor: Entrance vestibule, hallway, sitting room, kitchen, family room, utility room, study/fourth bedroom, bedroom, shower room. First Floor: master bedroom with walk in wardrobe, bedroom, bathroom.

SERVICES

Mains gas, water, electricity & drainage. Double Glazing. Solar Panels.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

B

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 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.

PRICE & MARKETING POLICY

Offers over £355,000 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.



