

LEGAL  
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# Forest Grove, Forestfield

Kelso, TD5 7BX





A Stunning Georgian Townhouse Providing Period Detailing and Stylish Accommodation Conveniently Located within Central Kelso and Hosting Ideal Entertaining Space, Three Bedrooms, a Studio-Office and a Charming Garden with Garage.



## FOREST GROVE

Forest Grove is an impressive townhouse set in the heart of Kelso - with a charming frontage of decorative hedging and a paved drive, the property hosts a stylish interior which 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 character row of and traditional homes transcends time with striking 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 bedroom with ensuite, two further well-proportioned bedrooms and a family bathroom.

Externally, with a traditional frontage of mature peonies and perennials framing the drive, the main section of garden lies to the rear and is exceptionally private with a courtyard patio, astro lawn, 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.

## FEATURES

- 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 LIST

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. 165m<sup>2</sup> approx internally.

## MEASUREMENTS

Drawing Room: 5.50m x 3.75m  
Dining Kitchen: 6.45m x 4.90m  
Sun Lounge: 3.65m x 2.90m  
Utility: 4.75m x 1.95m  
Studio: 3.50m x 2.00m  
Cloakroom: 1.25m x 1.05m  
Bedroom 1: 4.35m x 3.85m  
En-suite: 1.55m x 1.05m  
Bedroom 2: 4.15 x 3.45m  
Bedroom 3: 3.85m x 2.30m  
Bathroom: 2.60m x 1.85m

## ENERGY EFFICIENCY

Band E.

## 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](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.

## MARKETING POLICY

Offers over £395,000 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.



