# 3 Chalkheugh Terrace
# Kelso, TD5 7DX

3 bed

2 public

3 bath

Full of period charm and endless potential, 3 Chalkheugh is a distinctive home in the heart of Kelso. With beautiful river views, a modern AGA kitchen, generous gardens, and spacious accommodation, this is a rare opportunity to create something truly special.

## 3, CHALKHEUGH TERRACE

3 Chalkheugh Terrace, affectionately known as Terrace House, is a charming period home full of character, generous proportions, and huge potential. Occupying a highly sought-after position in the heart of Kelso, this impressive property offers exceptional scope for renovation, allowing the next owner to create a truly special home..

Although the property would benefit from upgrading in many areas, it retains a wealth of original charm and period features. The spacious accommodation includes three well-proportioned bedrooms, two elegant reception rooms with stunning bay windows framing picturesque views over the River Tweed and towards Friarshaugh, three shower rooms, and a modern kitchen featuring a traditional AGA, creating a wonderful blend of period charm and everyday practicality. Outside, Terrace House is complemented by substantial gardens to both the front and rear, a garage, together with a range of useful outbuildings providing excellent storage, workshop space, or further development potential, subject to the necessary consents.

Combining period character, generous accommodation, and an enviable central Kelso location, Terrace House offers an exceptional opportunity to restore and personalise a distinctive home of considerable appeal.

## 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

- Prime central Kelso location
- Charming period character throughout
- Stunning River Tweed views
- Generous front and rear gardens
- Useful traditional outbuildings
- Exciting renovation opportunity
- Basement/cellar

## ACCOMMODATION SUMMARY

Ground Floor: Entrance hall way, living room, kitchen, utility area, bedroom, shower room. First Floor: Master bedroom with ensuite shower room, bedroom, sitting room, bathroom.

## SERVICES

All mains services.

## COUNCIL TAX

Band G.

## ENERGY EFFICIENCY

Rating D.

## 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 £359,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.