



4 Edenside Gardens
Kelso, TD5 7DB



Situated within the highly sought-after and rarely available Edenside Gardens, this beautifully presented four-bedroom detached home offers spacious family accommodation, private gardens, a stunning sun room, garage and driveway in one of Kelso's most desirable locations.



SUMMARY

Situated within the highly sought-after and rarely available Edenside Gardens development, this beautifully presented four-bedroom detached home offers spacious, flexible accommodation and an exceptional standard of finish throughout. Occupying a prime position within one of Kelso's most desirable residential settings, the property combines generous family living space with attractive private gardens, making it an outstanding opportunity for prospective purchasers.

The property provides generous and well-balanced living space, perfectly suited to modern family life and entertaining. Upon entering, a welcoming entrance vestibule with WC leads into a spacious central hallway. The bright and inviting lounge enjoys French doors opening into a large separate dining room, creating an excellent flow between the principal reception spaces. To the rear, a stunning sun room overlooks the private garden, providing an ideal spot to relax and enjoy the peaceful surroundings. The well-appointed kitchen completes the ground floor accommodation.

Upstairs, four well-proportioned bedrooms offer versatile family living. One bedroom currently features stud-partition walls, presenting an exciting opportunity for prospective purchasers to reconfigure the layout to suit their needs, including the potential to create an impressive principal suite with en-suite facilities, subject to any necessary consents. Externally, the property is equally appealing. A beautifully maintained front garden creates an attractive first impression, while the private rear garden has been thoughtfully designed for ease of maintenance and features a charming water feature, providing a tranquil outdoor retreat. Further benefits include a garage, a tarmac driveway providing off-street parking for two vehicles, and outdoor water taps to both the front and rear of the property.

Offering excellent family accommodation in a highly desirable location, 4 Edenside Gardens represents a wonderful opportunity to acquire a quality home within easy reach of Kelso's amenities, schools and countryside walks.

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

- Sought-after and rarely available location
- Four-bedroom detached home
- Spacious family accommodation
- Garage and two-car driveway
- Beautifully presented throughout

ACCOMMODATION SUMMARY

Ground Floor: Entrance vestibule, cloakroom, sitting room, dining room, sun room, kitchen. First Floor: Four bedrooms and family bathroom.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Band E.

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 £345,000 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.