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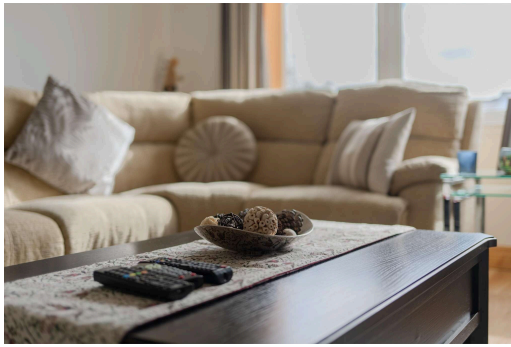


16 Riverside View

Kelso, TD5 7UG

Offers Over £460,000





A beautifully presented, stylish three-bedroom bungalow set within a highly sought-after development, offering exceptional quality throughout. Featuring a stunning open-plan kitchen, bright sun room, and landscaped garden, this is a perfect home for modern living in a prime location.



16 RIVERSIDE VIEW

16 Riverside View is a truly gorgeous, immaculately presented and stylish three-bedroom bungalow, set within a highly popular and sought-after development. Built to an exceptional standard by the renowned local builders M & J Ballantyne, the property sits proudly on a generous plot within the exclusive East Broomlands development.

At the heart of the home is a stunning open-plan kitchen and dining area, beautifully designed to create a light, airy and contemporary space. Flooded with natural light, the modern kitchen offers both style and functionality, and is complemented by a separate utility room for added convenience. presented in excellent condition throughout and comprises three spacious double bedrooms, including a superb principal bedroom with a sleek, stylish en-suite.

A fantastic addition to the home is the sun room, offering a wonderful space to relax and enjoy views over the beautifully landscaped rear garden all year round. Externally, the property continues to impress, featuring a private driveway with ample parking for multiple vehicles, along with a garage. This exceptional home combines quality, comfort and modern living in a prime residential location

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

- Immaculate stylish bungalow
- Open-plan kitchen dining
- Bright light-filled interiors
- Landscaped rear garden
- Driveway and garage

ACCOMMODATION SUMMARY

Entrance hall, kitchen/dining room, sun room, utility room, lounge, master bedroom with ensuite, two further bedrooms, family bathroom.

SERVICES

Mains gas, electricity, water & drainage. Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Rating C.

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.

TENURE

Freehold

MARKETING POLICY

Offers over £460,000 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.

