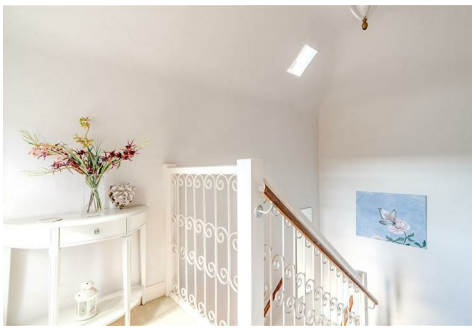
Tweedford House Abbotsford Grove
Kelso, TD5 7BN

2 bed

1 public

2 bath

Charming two-bedroom upper-floor apartment in a converted Victorian sandstone villa, beautifully positioned on the banks of the River Tweed. Bright and spacious throughout, with lovely river views, private courtyard, garage and excellent access to the town centre.



SUMMARY

Tweedford is a charming upper-floor apartment forming part of a converted Victorian sandstone villa, enviably positioned at the foot of Abbotsford Grove on the banks of the River Tweed. Properties in such a beautiful riverside setting rarely come to the market, while the location also offers the convenience of being within easy walking distance of the town centre.

The property is presented in good condition throughout and offers bright, spacious accommodation with a wealth of traditional character. The generous living room is filled with natural light and features a beautiful bay window, taking full advantage of the lovely views towards the River Tweed.

The well-appointed kitchen incorporates a small dining area, while there are two good-sized double bedrooms, a family bathroom and a separate shower room. The accommodation is well proportioned throughout, offering a comfortable and versatile home.

Externally, Tweedford benefits from its own private, paved courtyard which provides a low-maintenance and wonderfully sheltered sun trap — an ideal space for enjoying the peaceful surroundings. The property also has the valuable benefit of its own garage.

With its attractive traditional features, lovely riverside setting, private courtyard and excellent proximity to the town centre, Tweedford represents a particularly appealing opportunity to acquire a characterful home in a rarely available 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

• Riverside Victorian Setting
• Beautiful River Views
• Two Double Bedrooms
• Private Sun-Trap Courtyard
• Private Garage Included

ACCOMMODATION SUMMARY

Entrance Hallway, landing, reception hallway, lounge,kitchen, two double bedrooms, shower room, bathroom.

SERVICES

Gas central heating. Mains gas, electricity, water & 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 £250,000 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.