



6 Kaimknowe
Kelso, TD5 7NX



4 bed



3 public



3 bath



A stylish and spacious home ideal for modern family living; providing an idyllic location and enviable balance between a country aspect with ease of access to amenities and nearby facilities.

The property is presented in immaculate condition, set within a fantastic wrap around plot backing onto grazing fields with far reaching views over the countryside beyond



The picturesque hamlet of Kaimknowe, lies just over a mile from Kelso. A stone wall boundary opens to a spacious paved parking area, providing access to the double garage, a gated entrance to the garden and a pathway leading to the property. As you enter, a vestibule leads into a large welcoming hallway, connecting a choice of reception rooms, ground level cloakroom with WC and utility room. The spacious dining room leads to a lounge boasting exceptional dimensions with feature wood burner, making it an ideal space for entertaining friends and family. The contemporary dining kitchen hosts Double French doors which open directly onto the conservatory, providing a seamless integration of indoor outdoor living. On the upper level, the master en-suite features generous proportions and a modern en-suite shower room. Three additional double bedrooms open across the landing, complemented by a fresh and neutral family bathroom.

Expansive gardens surround the property, complete with patio seating area, chicken coop, vegetable patch and fruit trees; with picturesque rural views to complete this glorious tranquil setting. The main section of garden sits to the rear; hosting an extensive level lawn, with planted borders and sheltering trees, backing onto neighbouring farmland. A patio sits adjacent to French doors leading from the conservatory, with a path leading to a further sheltered seating area.

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.

HIGHLIGHTS

- Immaculate Condition – All Cat 1's in HR
- Premium Family Home
- Superb Sized Plot
- Generous Accommodation & Gardens
- Ample Parking & Double Garage

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Dining Room, Lounge, Breakfasting Kitchen, Utility Room, Cloakroom with WC, Conservatory, Landing, Master with En-suite, Three Further Bedrooms, Family Bathroom.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area is 197m².

MEASUREMENTS

See floorplan

SERVICES

Mains water and electricity. Private drainage. Double glazing. Oil fired central heating.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating C

VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999- lines open until 10pm 7 days a week.

PRICE & MARKETING POLICY

Offers Over £520,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.