



46 Pinnaclehill Park
Kelso, TD5 8HA



3 bed



1 public



1 bath



Beautifully maintained semi-detached bungalow in sought-after Pinnaclehill Park, offering spacious living, three bedrooms, mature gardens and a garage—all set within a peaceful cul-de-sac, a fantastic find for a family or those looking to retire to Kelso.



SUMMARY

Set within a quiet cul-de-sac in the highly desirable Pinnaclehill Park, this beautifully maintained semi-detached bungalow offers generous living space and charming gardens, making it an ideal family home or a peaceful retreat for downsizers.

A welcoming entry porch opens to a spacious hallway, setting the tone for the beautifully presented interiors. The large lounge is the heart of the home with a charming dining area off the back of the lounge enjoys views of the rear garden. The fitted kitchen is complemented by a useful utility room, providing excellent storage and everyday convenience. Three well-proportioned bedrooms, each with built-in wardrobes, and a partially floored attic add to the home's practical appeal.

Outside, the property is surrounded by mature gardens mostly laid to lawn, with a sunny patio perfect for relaxing or entertaining. The attractive front garden, framed by two established apple trees, creates a welcoming first impression. A driveway provides ample parking for several cars and leads to an attached garage, while an extension to the rear offers a versatile outhouse with electricity—ideal as a workshop or for storing gardening equipment. Combining character and functionality in a peaceful setting, this is a rare opportunity to secure a spacious bungalow ready to welcome its next owners.

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

- Three Double Bedrooms each with built-in wardrobes
- Quiet Cul-de-Sac Location set within sought-after Pinnaclehill Park
- Driveway & Attached Garage
- Versatile Rear Outhouse with Electricity – ideal workshop or garden store

ACCOMMODATION SUMMARY

Entrance Porch, Hall way, Sitting room, Dining room, Kitchen, Utility Room, Three Bedrooms, Bathroom. External Storage.

SERVICES

Mains gas, electricity, water and drainage. Gas central Heating, Double Glazing.

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.

TENURE

Freehold

MARKETING POLICY

Offers over £310,000 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.