

LEGAL
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7 Sutherland Gardens

Kelso, TD5 7BF





A rarely available spot, 7 Sutherland Gardens sits within a small select development adjacent to the cricket grounds in the centre of Kelso. Finished to an impeccable standard throughout, this property is truly stunning inside and out. Occupying a generous plot the back garden makes for a wonderful space to relax and entertain.



Number Seven is truly a magnificent, modern house which sits proudly as part of the select Sutherland Gardens development, nestled quietly in the heart of Kelso, on the fringe of Shedden Park. With a generous layout with a high specification throughout, the property offers families a surprisingly private setting, within walking distance of schools and town centre amenities, together with an outstanding back garden making for a wonderful space to relax and entertain. With three reception rooms, together with a large kitchen diner, master bedroom suite and three further double bedrooms, all with built-in storage, Number Seven has ample space for modern families, while the thoughtful layout provides spacious and bright rooms with an overall feel of excellence and style; a simply beautiful home to fall in love with.

ACCOMMODATION

Handsome hardwood doors welcome you into the vestibule, with the Lounge and Dining Room on either side of the hallway. The Kitchen with Dining Area sits at the back of the house, with a freestanding range cooker, integrated dishwasher and tall fridge freezer, and a generous layout of units and worktops. To the side of the dining area, glazed double doors open through to the sun lounge with a vaulted ceiling, extending up to the first-floor landing, making for a light and airy atrium space. The ground floor also has a handy cloakroom and the utility room which leads through to the integral double garage. The first-floor landing is bright and open with access to the master bedroom suite with shower room, the three further double bedrooms and family bathroom.

LOCATION

Glorious Kelso, proudly positioned at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Increasingly popular in recent years, it's an undisputed top pick for house hunters in the area— and with its vibrant cobbled market square filled with artisan shops and independent retailers, the town benefits new education facilities including a Primary and a state-of-the-art Secondary school, with excellent leisure, beauty and health services, and larger mainstream amenities also available such as supermarkets, Kelso provides for a variety of lifestyle and work requirements. With an impressive history and Augustan Abbey at its heart, the area is also popular for visitors and tourists, with an excellent holiday trade and

stunning landmarks such as Floors Castle. Surrounding the bustling town is uninterrupted countryside; with endless walks, trails and tracks to enjoy for sporting and outdoor types, and with excellent connections to further Border towns and easily commutable to Edinburgh or nearby Berwick, Kelso is a tried, tested and clear favourite!

EXTERNAL

The front garden provides a wonderful welcome, with lawn on either side of the main path, with combination of colourful planting and evergreen shrubs in the borders framing the spaces and filling the senses as you approach the house. To the side, the wide mono-block driveway, with off-road parking for two cars, leads up to the double garage, with a path connecting the drive to the main entrance. The back garden stands out as a lovingly cherished space, with various defined areas of interest to enjoy. Enclosed on three sides, the garden is private softened with deep borders and flower beds filled with loose evergreen hedging and colourful planting combined beautifully with clipped hedging and rose bushes. The lawn wraps around the house, while the generous patio area to the side of the Sun lounge is connected with pathways that continue around the house to the back of the garage.

KEY FEATURES

- Spacious 4 Bedroom Detached Family Home
- Fitted and Finished with High Specification Throughout
- Beautifully maintained Front and Enclosed Back Gardens
- Double Garage with further Off-Road Parking
- Premiere Location in the Heart of Kelso

MEASUREMENTS

Hallway	6.02m x 2.14m
Lounge	5.91m x 4.39m
Dining Kitchen	5.39m x 3.57m
Dining Room	3.89m x 3.87m
Sun Lounge	3.07m x 2.98m
Utility Room	2.54m x 1.92m
Cloakroom	1.31m x 0.92m
Double Garage	5.56m x 5.54m

Landing	5.93m x 2.19m
Master Bedroom	5.40m x 3.59m
En-suite Shower Room	1.98m x 1.68m
Bedroom 2	3.90m x 3.50m
Bedroom 3	4.44m x 2.91m
Bedroom 4	4.44m x 2.90m
Bathroom	2.67m x 2.31m

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating B

SERVICES

The property has Mains Water, Electricity, Gas & Drainage. Fully Double Glazed with Gas Central heating and roof mounted Solar Panels. There is also a coal-effect gas fireplace in the lounge.

ADDITIONAL INFORMATION

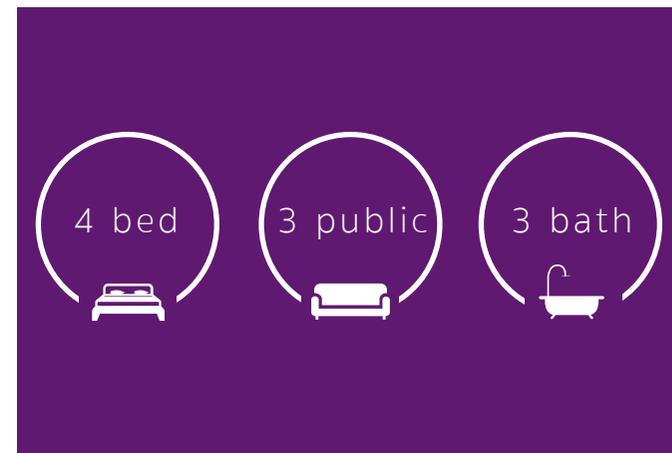
All integrated appliances, floor coverings, light fittings and window blinds will be included in the sale.

VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01750 724 160 - lines open until 10pm 7 days a week.

MARKETING POLICY

Offers 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





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