

HASTIN<sup>LEGAL</sup>&S



Plot 55, The Wallace  
Kelso, TD5 7UH



4 bed



2 public



3 bath



Premium Plots Within The Desirable East  
Broomlands Development Benefiting With  
Excellent Links To The Town And Beyond





## SUMMARY

A popular attractive 4 double bedroom house. Bedroom 1 has an ensuite shower room and large bay window to the front; the living room also benefits from this feature providing a light and airy atmosphere. The dining room has access to the kitchen and living room. An integral garage is located off the utility room.

## LOCATION

East Broomlands is prestigious development of houses and bungalows situated on the rural boundaries of Kelso, adjacent to the River Tweed. Each home at East Broomlands is traditionally styled and built to the highest standard with generous gardens and the colour and calm of the surrounding countryside on your doorstep. 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.

## ADDITIONAL INFORMATION & MEASUREMENTS

This property is being sold off plan. To visit M & J Ballantyne's website please click on <https://www.mjballantyne.co.uk/>. For measurements please see the floor plan.

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be

downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## TENURE

Freehold

## PRICE AND MARKETING POLICY

Plot 55 - £529,5000 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.

## MARKETING POLICY

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