

HASTIN^{LEGAL}&S



Woodlands, 9 Broomlands

Kelso, TD5 7PR

Offers Over £525,000





Offering exceptional privacy, this substantial detached home - set within a highly regarded estate - sits within an impressive 0.6-acre plot, just a short walk from Kelso's vibrant amenities. Perfect for growing families or buyers who prioritise space.



ACCOMMODATION

Set within one of Kelso's most sought-after residential estates, Woodland's enjoys a substantial and private position in this exclusive development - a rare opportunity for a growing family or discerning buyer seeking space, style, and serenity.

Immaculately maintained by the current owners, the interior immediately makes an impression. A striking vaulted entrance hallway with galleried staircase and landing creates a grand and welcoming first impression, leading seamlessly into a cosy lounge - ideal for relaxing or entertaining, with a feature working fireplace, perfect for cosy evenings. The spacious dining kitchen is perfectly suited to modern family living, featuring quartz worktops for durability, a range cooker with gas hobs for culinary enthusiasts, and ample space for casual dining. Patio doors open to a decked area with views across the expansive gardens.

A second, more formal lounge, framed by large windows and patio doors, offers both garden access and a strong connection to the surrounding greenery and a central fireplace housing a Gas fire adds some charm.

The home's flexible layout includes a WC and office/fourth bedroom on the ground floor, while the principal bedrooms are located upstairs. The four generously proportioned bedrooms provide comfort and versatility for family and guests alike. With the Master bedroom having an En-Suite shower room, the other bedrooms being serviced by a central Shower Room.

Tastefully decorated throughout, the home blends warmth and character with a neutral palette, making it easy for a new owner to personalise.

This is more than just a property - it is a unique lifestyle opportunity in one of Kelso's most sought after addresses.

EXTERNAL DETAILS

Occupying a remarkable 0.6-acre plot, this property boasts beautifully landscaped gardens and a private wooded area with mature trees and vibrant planting — a haven for nature lovers and a dream for gardeners. The wrap-around grounds offer exceptional privacy, with integrated pathways leading through designated planters and natural planting areas. Practicality is equally well catered for, with a double garage and large timber shed.

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

- Four bedroom home with flexible layout
- Central yet peaceful Kelso location
- Elegant home with a modern layout
- Expansive mature garden set within approx. 0.6 acre plot
- Double garage and plenty off-road parking

ACCOMMODATION SUMMARY

Vaulted Entrance Hallway, Snug/TV Room, Formal Living Room, Large Dining Kitchen, Utility Room, Lower Level WC, Office/Fourth Bedroom, Three Bedrooms (Master with En-Suite Shower Room), Central Shower Room, Double Garage and Off Road Parking, Large Garden Rear/Side/Front

SERVICES

Gas central heating, mains water & electricity.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band G

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

VIEWING & HOME REPORT

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 or requested by email 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.

PRICE & MARKETING POLICY

Offers over £525,000 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.





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