The Old Dairy, 99 Roxburgh Street
Kelso, TD5 7DS

4 bed

3 public

4 bath

A hidden gem in the heart of Kelso, The Old Dairy is a beautifully refurbished and exceptionally spacious home, offering immaculate interiors, views over the River Tweed, a private courtyard and excellent workshop space.

Beautifully refurbished to a high standard, this impressive property combines stylish contemporary interiors with generous proportions, creating an immaculate and versatile home ideally suited to modern family living. Situated on one of Kelso's most desirable streets, the property also enjoys spectacular views over the River Tweed towards Floors Castle.

The accommodation is arranged over two floors, with the ground floor benefitting from underfloor heating, centred around an outstanding open-plan kitchen and dining space. Beautifully appointed and featuring a central island, this impressive room has bi-fold doors opening directly onto the private courtyard garden, creating a fantastic space for entertaining and enjoying the sunshine. A welcoming lounge with multi-fuel stove provides a more relaxed living space, while a versatile home office/ single bedroom, utility room and modern WC complete the ground floor.

Upstairs, there are four generously proportioned double bedrooms, two of which benefit from stylish en-suite shower rooms, one with a bath. The excellent amount of accommodation offers considerable flexibility for families, guests or those requiring dedicated home-working or additional living space. The property benefits from an abundance of storage throughout.

The property continues to impress externally, with a private enclosed courtyard providing an attractive and low-maintenance outdoor area. To the rear, a substantial yard, garage with electricity and two sheds provide excellent storage and workshop space, with potential for a variety of alternative uses, subject to the necessary consents.

With its immaculate presentation, high-quality refurbishment, generous accommodation and fantastic setting overlooking the River Tweed towards Floors Castle, The Old Dairy is a truly special home that needs to be viewed to be fully appreciated.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

• Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

• Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

• Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

• Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Immaculately Refurbished Throughout
- River & Castle Views
- Stunning Open-Plan Kitchen
- Four Generous Double Bedrooms
- Private Courtyard Garden
- Excellent Workshop & Storage Space
- Convenient Town Centre Location

ACCOMMODATION SUMMARY

Entrance vestibule, hallway, living room, office/bedroom 5, kitchen/dining,utility room, WC. First Floor: Master bedroom with ensuite, bedroom 2 with ensuite, two further bedrooms, bathroom.

SERVICES

Mains gas, electricity, water & drainage. Gas central heating. Solid fuel stove. Underfloor heating on ground floor.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating C.

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.

PRICE & MARKETING POLICY

Offers over £450,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.