



Sutherland, 13 Riverside View

Kelso, TD5 7UG



Beautifully presented in elegant tones with a classic interior, wonderful natural light and well considered upgrades throughout, Sutherland in Riverside View is a fantastic family home for any stage of life, with future proofing elements and a quality, timeless finish.



SUTHERLAND

Set in an exclusive location to the edge of Kelso, Riverside View remains a premium location, comprising quality built detached homes of an exacting standard completed by local renowned house builder Ballantynes. In a quiet cul de sac position off the main development, Sutherland at 13 Riverside View enjoys a particularly pleasant plot; with elevated outlooks, a large and level enclosed garden, and no on-looking properties.

Sutherland is a wonderful home for those who enjoy hosting family and friends, with a choice of stylish public rooms on the ground floor and four comfortable bedrooms – including both a ground level facility for future proofing and a master with ensuite. Ideal for those buyers in search of a balance of town and country, Riverside View is positioned to the edge of the vibrant town of Kelso, within easy walking distance of a range of amenities.

With a well-kept garden frontage framing the property and a spacious drive extending to the garage at the side, the main entrance opens to a useful vestibule and a welcoming hallway fitted with parquet style flooring. A wonderful family kitchen overlooks the rear garden, and is exceptional in both its proportions and fittings. Allowing for plenty of storage and counter space, with streamlined integrated appliances and access to the integrated garage. A sunroom is filled with southerly sunshine and fabulous garden views, making it ideal as either a dining area or further sitting room. An elegant lounge with feature fireplace creates a lovely space for relaxing in the evenings, with a study across the hall and a bright neighbouring double bedroom - both offering fantastic adaptability as either public spaces or bedrooms, with a shower room set opposite. Upstairs, the master bedroom is luxurious in its proportions, with a dual aspect and ensuite shower room facility. The landing extends to two further bedrooms and the family bathroom.

The garden is a particular highlight, with this premium plot offering excellent privacy as well as a southerly aspect and views towards countryside. The current owners have cultivated the garden to

provide year round colour; with abundant planted borders, an immaculate lawn, sunny patio for al fresco dining and a summerhouse to the far end.

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

- Desirable cul de sac set to the edge of town.
- Immaculate detached home
- Offers ground level living
- Adaptable layout
- Generous proportions perfect for family living.
- Fully enclosed rear garden with landscaping
- Garage and driveway

ACCOMMODATION SUMMARY

Entrance Vestibule, Hallway, Breakfasting Kitchen, Utility Room, Integrated Garage. Garden Room, Lounge, Study, Ground Floor Bedroom, Shower Room. First Floor Master Bedrooms with Ensuite, Two Further Bedrooms and Family Bathroom.

SERVICES

Mains Gas, Electricity, Water and Drainage. Gas Central Heating

ENERGY EFFICIENCY

Band C.

COUNCIL TAX

Band F.

ADDITIONAL INFORMATION

All floor coverings, curtain poles, blinds and integrated appliances as viewed are included in the sale.

MEASUREMENTS

See Floorplan.

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 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.

MARKETING POLICY

Offers over £470,000 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.



