

HASTIN^{LEGAL}&S



38 Bowmont Court
Kelso, TD5 8JY



5 bed



3 public



4 bath



An exceptional five-bedroom detached family home set within the exclusive Bowmont Court development in Heiton, offering beautifully presented turnkey accommodation with high ceilings, elegant neutral decor and spacious, flexible living throughout. Featuring a stunning upgraded kitchen, three generous reception rooms, landscaped gardens and double garage, this immaculate home perfectly combines refined countryside living with excellent access to Kelso.



38 BOWMONT COURT

38 Bowmont Court is an exceptional detached family home, set within the prestigious and highly sought-after Bowmont Court development in Heiton. Enjoying a peaceful semi-rural setting surrounded by beautiful Borders countryside, the property offers the perfect balance of tranquil village living with excellent accessibility to Kelso and the wider road network.

Presented in immaculate turnkey condition, this is a home of undeniable quality that has been meticulously maintained and thoughtfully upgraded throughout. From the moment you step inside, the sense of space and light is immediately apparent, with high ceilings, generously proportioned rooms and a tasteful neutral décor creating an elegant yet welcoming atmosphere across the home.

The substantial and highly flexible accommodation has been designed perfectly for modern family living, with six generously sized bedrooms arranged throughout the property. One of the bedrooms is currently utilised as a luxurious dressing room, highlighting the versatility of the layout, while two further bedrooms benefit from stylish en-suite facilities. A beautifully appointed family bathroom serves the remaining bedrooms.

On the ground floor, the home offers three spacious public rooms, providing excellent flexibility for both everyday family life and entertaining on a larger scale. Whether used as formal reception rooms, a home office, playroom or additional lounge space, the layout adapts effortlessly to a variety of lifestyles.

At the heart of the home lies the stunning recently upgraded kitchen, finished in a timeless contemporary style with quality cabinetry, solid worktops and excellent workspace. Both highly functional and visually striking, this impressive space has been carefully designed to combine practicality with modern elegance, making it ideal for family gatherings and entertaining alike.

Externally, the property continues to impress. The beautifully landscaped rear garden has been thoughtfully arranged over three attractive tiers, creating a wonderful outdoor environment to enjoy throughout the seasons. Patio seating areas provide ideal spaces for al fresco dining and relaxation, while manicured lawns, colourful wildflower sections and established fruit bushes add character and charm to the upper levels of the garden. The outdoor space offers a perfect blend of structure and natural beauty, all framed by the peaceful surrounding setting.

Further benefits include a substantial double garage and ample driveway parking, completing this outstanding family home.

38 Bowmont Court represents an opportunity to acquire a truly spacious, immaculately presented home within one of the area's most exclusive developments offering refined countryside living without compromise.

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

- Sought-After Location
- Stunning Modern Kitchen
- Immaculate Neutral Décor
- Beautiful Tiered Gardens
- Double Garage & Driveway

ACCOMMODATION SUMMARY

Ground Floor: entrance vestibule, lounge, sitting room, dining room, breakfasting kitchen, utility room, cloakroom. First Floor: Master bedroom with ensuite, bedroom 2 with ensuite, three further bedrooms, study/dressing room, family bathroom.

SERVICES

Mains electric, gas, water & drainage.

COUNCIL TAX

Band G.

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 £599,000 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.