





McEwan Fraser Legal

Solicitors & Estate Agents

01896 800 440

47 Shedden Park Road

KELSO, BORDERS, TD5 7AW

KELSO, THE BORDERS

Shedden Park









47 Shedden Park Road, Kelso is a fantastic family home, lovingly cared for by its current owners and is in an enviable location in the historic market town of Kelso.

Kelso itself is situated on the banks of the River Tweed at its junction with the Teviot. It is deal for fishing enthusiasts and Kelso also has an 18-hole golf course and race course. The town is protected to the North by the Lammermuir Hills and the Cheviots to the South. Kelso itself has a wide variety of local shopping and recreational facilities and a great deal more than normal daily requirements are catered for in this location. There is also a good choice of banking, building society and Post Office services. There are two primary schools and a secondary school found in the town. The new Borders Railway line has train on a half hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

A fantastic opportunity to acquire this charming villa has arisen, boasting many original period features and a large modern kitchen diner extension. The current owners have taken wonderful care of this fantastic home, which is in a wonderful central location in Kelso town itself with outlooks towards Shedden Park.



Lounge and Living Room









47 Shedden Park Road

























The accommodation briefly comprises of an entrance hall, lounge to the front of the property with two front windows flooding the room with natural light, comfortable sitting room with original fire place, with a window that looks into the kitchen/dining area. Behind this original room is a wonderful modern fully fitted kitchen diner with integrated appliances and range cooker and door access to the private rear garden, completing the modern extension is a family shower room. Also on the ground floor is a useful utility and boot room, adjacent to a living room - which can be converted to serve as an incredibly useful downstairs fifth bedroom.

Dining Room and Hallway











Bedrooms & Bathrooms

The first floor provides access to the sleeping quarters, featuring an impressive master bedroom with wonderful double window views over the park, en-suite bathroom and study room. There are two further double bedrooms, a smaller bedroom or study and finally a modern three piece family shower room.

Externally there are private fully enclosed garden grounds to the front with gateway entrance to the front door. The driveway to the side of the property offers ample off street parking with espaliered fruit trees running the length of the driveway. The rear garden is mainly paved patio space and has a lean-to greenhouse against the large double garage, that offers space for two large cars or more or for use as a workshop.

The property further benefits from a gas central heating system and double glazed windows.

Featured
Bedroom One
Bedroom Two
Ground Floor Shower Room
First Floor Shower Room
En-Suite Bathroom







Bedroom Three & Bedroom Four

Bedrooms 3 & 4



Approximate Dimensions
(Taken from the widest point)

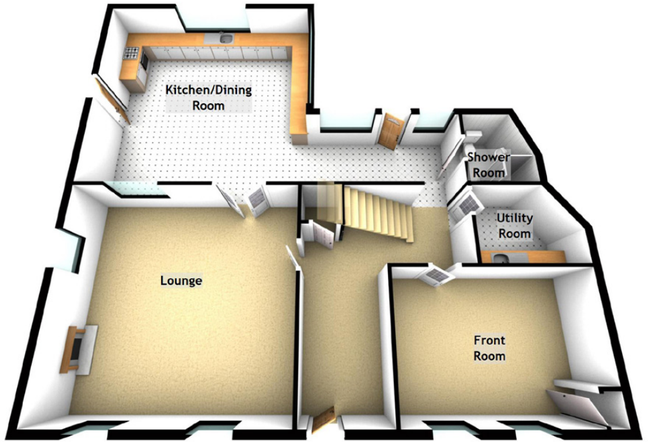
Lounge	5.57m (18'3") x 5.55m (18'3")
Front Room	4.86m (15'11") x 3.49m (11'5")
Kitchen/Dining Room	6.00m (19'8") x 5.83m (19'2")
Utility Room	2.67m (8'9") x 2.06m (6'9")
Storage/Study	1.91m (6'3") x 1.39m (4'7")
Bedroom 1	5.57m (18'3") x 3.76m (12'4")
Bedroom 2	4.48m (14'8") x 2.86m (9'5")
Bedroom 3	4.09m (13'5") x 3.01m (9'10")
Bedroom 4	2.74m (9') x 2.43m (8')
En-suite Bathroom	2.20m (7'3") x 1.91m (6'3")
Shower Room	2.02m (6'8") x 1.29m (4'3")
Shower Room 2	1.94m (6'4") x 1.91m (6'3")

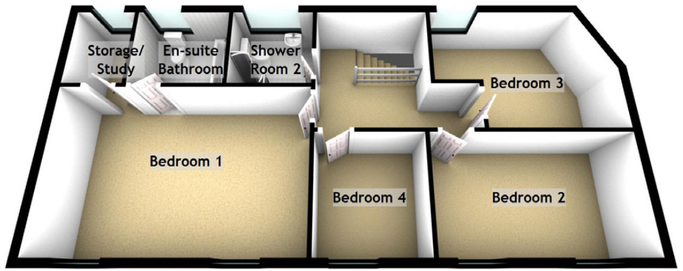
Gross internal floor area (m^2) - 200m^2

EPC Rating - D

Extras
(Included in the sale)

Floor coverings, light fittings, blinds, range cooker, greenhouse.
Other items may be available by separate negotiation.











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Tel. 01896 800 440
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

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