

Beautifully presented detached family home

Within the popular market town of Kelso







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6 Broomlands

Kelso, Roxburghshire, TD5 7PR

Scan Here!

4 BED

3 BATH + WC

SINGLE GARAGE

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

Kelso
ROXBURGHSHIRE

Broomlands is surrounded by stunning views of the countryside and is within a few miles of the centre of the historic market town of Kelso.

Kelso is situated on the banks of the River Tweed at its junction with the Teviot. Ideal for fishing enthusiasts. Kelso also has an 18-hole championship 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 is catered for in this location. There is also a good choice of banking, building society and post office services. There are two primary and a secondary school found in the town.

The Borders Railway line is set to be up and running by summer 2015 with half hourly service at peak times over seven days of the week. The rail line will run from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.































6 Broomlands







We are delighted to bring to the market this spacious and adaptable family home within the historic Borders town of Kelso.

This modern home sits in a peaceful position within a quiet residential area and benefits from attractive views, whilst the town center is also easily accessible. The property was built in 2002 by local firm M&J Ballantyne and briefly comprises:

Ground floor: useful entrance porch, leading to main hallway which gives access to the large dining room and open plan sitting room/garden room, boasting lovely views to the rear garden. The utility room sits just off the fully fitted kitchen and also give access to a bedroom with three piece en-suite shower room.

First floor: There are a further two double bedrooms, main family bathroom with separate bath and shower, a useful storage cupboard and a master bedroom which also has an en-suite shower room with further storage space.

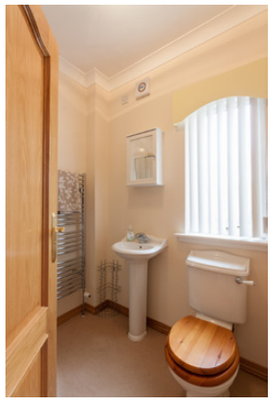
Externally, the property has lovely well maintained grounds and has large off road parking space, detached garage with attic space and a spacious private and enclosed rear garden.

The property also benefits from has gas fired central heating and double glazing.







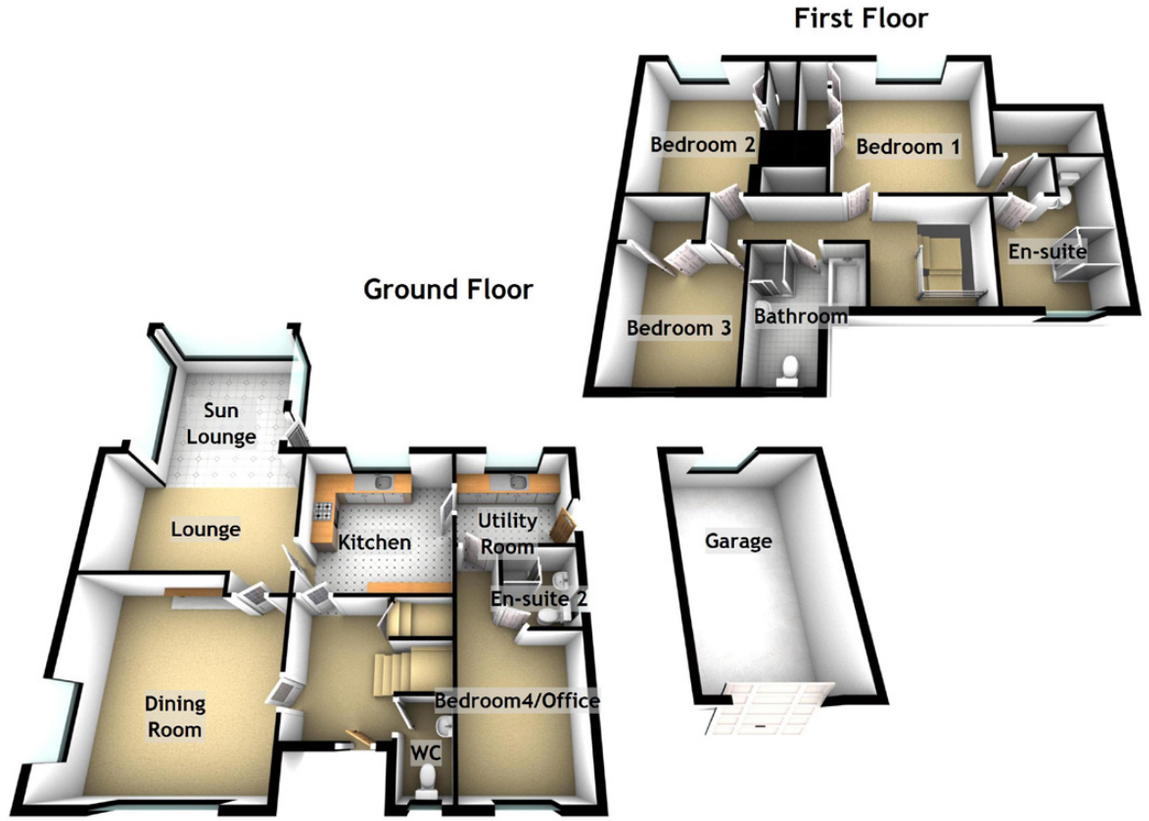






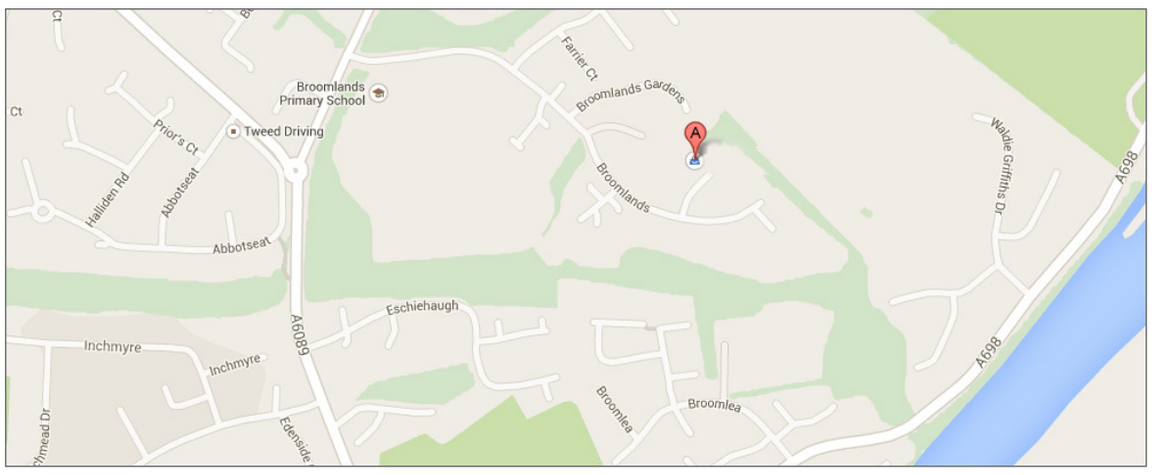




Approximate Dimensions
(Taken from the widest point)

Lounge	4.65m (15'3") x 2.92m (9'7")	Bedroom 1	3.76m (12'4") x 3.52m (11'7")
Sun Lounge	3.61m (11'10") x 3.44m (11'3")	En-suite	3.38m (11'1") x 2.66m (8'9")
Dining Room	4.65m (15'3") x 4.62m (15'2")	Bedroom 2	3.52m (11'7") x 2.95m (9'8")
Kitchen	3.50m (11'6") x 3.44m (11'3")	Bedroom 3	2.98m (9'9") x 2.82m (9'3")
Utility Room	2.64m (8'8") x 2.27m (7'5")	Bathroom	2.98m (9'9") x 2.50m (8'2")
Bedroom 4/Office	5.16m (16'11") x 2.67m (8'9")	WC	2.02m (6'8") x 1.10m (3'7")
En-suite 2	1.80m (5'11") x 1.63m (5'4")	Garage	5.59m (18'4") x 3.54m (11'7")



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Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
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Photographer



Layout graphics and design
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Senior Designer