



28, Broomlea

Offers Over £215,000

Kelso, TD5 7RB



3 bed

2 public

2 bath



Three-bedroom Link-detached Home In A Fantastic Position Overlooking Woodside Park. Offering Generous Accommodation, A Sunroom And Direct Park Access From The Rear Garden, The Property Is An Ideal Family Home With Scope To Add Your Own Stamp.



28 Broomlea is a lovely three-bedroom link-detached home enjoying a particularly appealing position overlooking Woodside Park, within a popular residential area of Kelso. Having been previously extended, the property offers generous and versatile accommodation, making it an ideal family home with plenty of scope to create a home to suit individual tastes and requirements. The accommodation comprises a welcoming entrance hall, comfortable lounge, spacious kitchen/dining room, useful utility room, downstairs WC and a charming sunroom enjoying lovely views over the park. Upstairs, there are three well-proportioned bedrooms and a family bathroom. While the property would now benefit from some cosmetic modernisation, it offers an excellent opportunity for a new owner to put their own stamp on a well-positioned family home. The garden is a particular feature, backing directly onto Woodside Park and benefiting from a private gate providing convenient direct access to the park — ideal for families and those who enjoy having green space right on the doorstep. With its generous accommodation, lovely outlook and enviable position, 28 Broomlea represents an excellent opportunity to create a wonderful family home in a well-established area of Kelso.

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

- Three-Bedroom Link-Detached Home
- Overlooking Woodside Park
- Generous Extended Accommodation
- Garage and Off Street Parking
- Excellent Family Home Opportunity

ACCOMMODATION SUMMARY

Entrance hall, sitting room, kitchen/dining room, sun room, utility room, WC. First Floor: Three bedrooms, bathroom

SERVICES

Mains gas, electricity, water & drainage. Gas fired ducted air system.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

Rating D.

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.

TENURE

Freehold

MARKETING POLICY

Offers over £215,000 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.