

HASTIN^{LEGAL}&S



161, Roxburgh Street

Kelso, TD5 7DU

Offers Over £260,000





A stunning, fully renovated three-bedroom home in the heart of Kelso, beautifully blending period character with stylish contemporary living. Finished to an exceptional standard and ready to move straight into.



161 Roxburgh Street is an exceptional example of a complete property transformation, having been stripped back to the brick and thoughtfully renovated to create a beautifully bright, airy and contemporary three-bedroom home. Situated in the heart of Kelso, this impressive property combines characterful features with stylish modern finishes and has been presented in immaculate, turn-key condition throughout. The welcoming entrance hallway leads into a beautifully appointed lounge, where a focal point stove creates a cosy and inviting atmosphere. The accommodation then flows seamlessly into the impressive open-plan kitchen and dining space, which is flooded with natural light from a large skylight. French doors open directly onto the private courtyard, creating a wonderful setting for outdoor dining and entertaining. A contemporary WC completes the ground floor. Upstairs, the generous master bedroom benefits from excellent built-in storage and access to a stunning Jack and Jill bathroom, finished with a walk-in shower and freestanding bath. The second floor provides a further double bedroom, featuring the charming rediscovered turret detail, alongside a well-proportioned single bedroom. The extensive renovation continues externally, with the roof fully replaced and the exterior repainted, giving the property a fresh and modern appearance. The communal garden has also been thoughtfully improved, with the lawn replanted to provide a useful drying area. No detail has been overlooked in this impressive transformation, which includes a new boiler and complete rewiring, creating a considerably more energy-efficient home. Offering stylish accommodation with little or nothing left to do, 161 Roxburgh Street would make an excellent family home, lock-up-and-leave property or investment opportunity, all within the heart 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

- Complete property renovation
- Exceptional contemporary finish
- Stunning kitchen dining space
- Characterful turret feature
- Central Kelso location

ACCOMMODATION SUMMARY

Entrance hallway, lounge, kitchen, WC. First floor; Landing, double bedroom, jack and jill bathroom. Second floor; landing, two further bedrooms.

SERVICES

Gas central heating. Mains gas, electricity, water & drainage. Solid fuel stove.

COUNCIL TAX

Band C.

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 £260,000 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.



