

21 Broomlea

Kelso, TD5 7RB

Offers Over £300,000









Immaculately presented and rarely available detached bungalow in a popular area of Kelso, boasting two double bedrooms, spacious open-plan kitchen/dining, a lovely lounge overlooking Woodside Park and beautifully landscaped gardens.

PROPERTY & LEGAL



21 Broomlea is an immaculately presented two-bedroom detached bungalow, occupying a lovely position on the edge of the popular Broomlea area of Kelso, with attractive open views over Woodside Park. Offering spacious, well-appointed accommodation and beautifully maintained gardens, this is a superb home ready to move straight into. The property features a generous lounge enjoying lovely views over Woodside Park, with a wood-burning stove creating a warm and welcoming focal point. The spacious open-plan kitchen and dining area is fitted with modern units and a central island. There are two excellent double bedrooms, a contemporary bathroom with both bath and separate shower, and a useful utility room with access to the garage. A floored attic, accessed via a Ramsay ladder, provides additional storage. Externally, the property benefits from a newly tarmacked driveway, landscaped front garden and an attractive rear garden with lawn, decking and a feature stone river. Further benefits include a recently treated roof, new boiler and security alarm, adding to the appeal of this exceptionally well-maintained home.

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

•Detached Two-Bedroom Bungalow
•Open Views Over Woodside Park
•Spacious Open-Plan Kitchen
•Lounge With Wood Burner
•Landscaped Gardens
•Driveway and Garage

ACCOMMODATION SUMMARY

Entrance hallway, open plan kitchen/ dining room, lounge, two double bedrooms, bathroom. External garage and utility room.

SERVICES

Gas central heating. Mains gas, electricity, water & drainage. Wood burning stove.

COUNCIL TAX

Band E.

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.

TENURE

Freehold

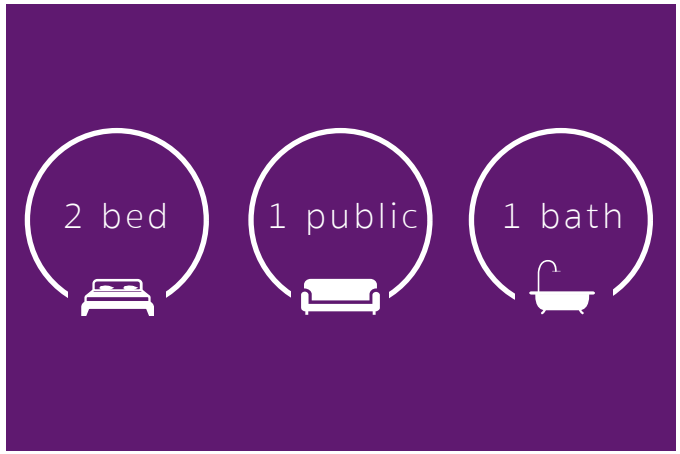
MARKETING POLICY

Offers over £300,000 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.







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