HASTINGS LEGAL







25, High Croft

Offers Over £185,000

Kelso , TD5 7NB

PROPERTY & LEGAL

3 bed

1 public

2 bath

A Beautifully Presented Three-bedroom Home In A Popular Residential Area Of Kelso, Offering Flexible Accommodation Including A Ground-floor Bedroom, Master Ensuite And Attractive Wraparound Garden. Conveniently Located Close To Local Schools And Amenities.





25 High Croft is a beautifully presented three-bedroom home, conveniently situated within a popular residential area of Kelso, close to both primary and secondary schools and a range of local amenities. Freshly decorated throughout, the property offers bright and comfortable accommodation with a flexible layout to suit a variety of needs. Recent improvements include a newly fitted bathroom, modern internal doors and a thoughtfully reconfigured master bedroom, now benefiting from its own ensuite shower room. A particularly useful feature is the ground-floor bedroom, currently utilised as a cosy snug, offering excellent flexibility for those requiring additional living space or a bedroom on the ground floor. The accommodation comprises an entrance hallway, lounge, spacious kitchen/dining room, ground-floor bedroom and bathroom. Stairs lead to the first-floor master bedroom with ensuite shower room, together with a further double bedroom. Externally, the garden is predominantly laid to lawn and wraps around the side of the property, with convenient side access and an attractive frontage. Overall, this is a lovely home, presented in move-in condition and ideally suited to first-time buyers, families or those looking to downsize.

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 accommodation • Freshly decorated throughout • Ground-floor bedroom/snug • Newly fitted bathroom • Attractive wraparound garden • Close to schools and local amenities

ACCOMMODATION SUMMARY

Ground Floor; Entrance hallway, lounge, kitchen/diner, bathroom, bedroom 3. First Floor; master bedroom, double bedroom.

SERVICES

Gas central heating. Mains gas, electricity, water & drainage.

COUNCIL TAX

Band C.

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

PRICE & MARKETING POLICY

Offers over £185,000 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.