



Galbraith

DUNCAN HOUSE, CHALKHEUGH TERRACE
KELSO, SCOTTISH BORDERS



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Superb location overlooking River Tweed..

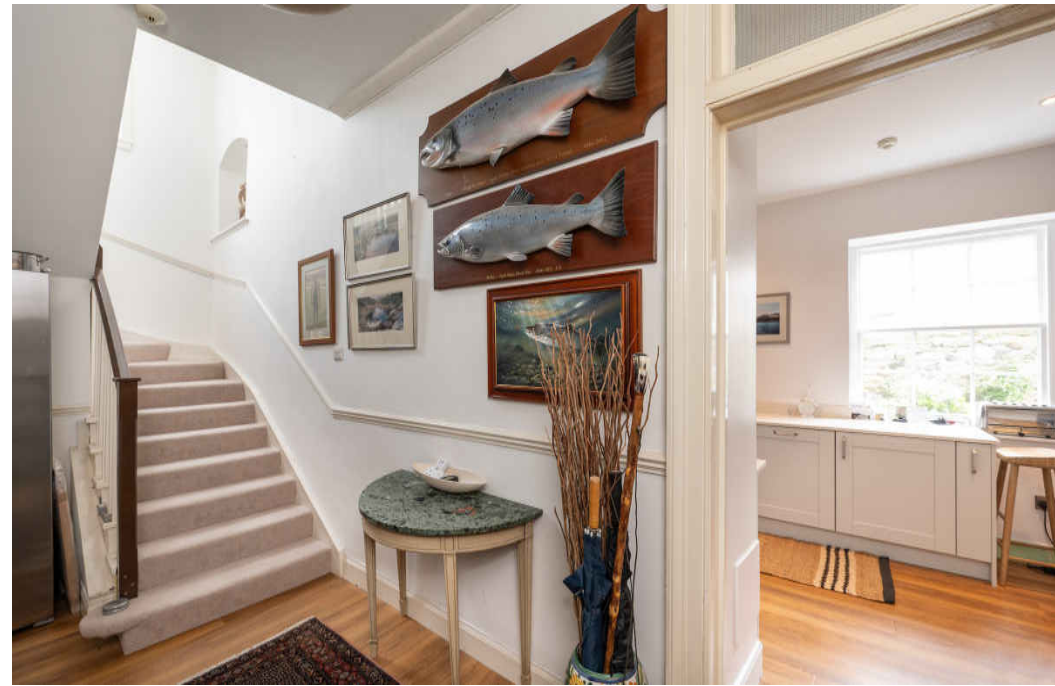
Melrose/Borders Rail Link 17 miles ■ Edinburgh 45 miles

- 2 reception rooms, 5 en suite bedrooms.
- Traditional period property offering spacious accommodation..
- Central location within easy walking distance to town centre.
- Incredible River Tweed views towards the Junction Pool and beyond.
- Manageable garden space.
- Off street parking for several cars..

Galbraith

Scottish Borders
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OnTheMarket



SITUATION

Duncan House enjoys a quiet location just off Roxburgh Street with views over the River Tweed. Duncan House lies within a comfortable walking distance of Kelso's Square.

From the Square head up Roxburgh Street and Chalkheugh Terrace is off Roxburgh Street on the left leading to Duncan House.

Arguably the most attractive of the Borders towns Kelso is set in an area of great scenic beauty and is noted particularly for its fine Market Square and the remains of one of the great Border Abbeys. The town sits at the confluence of the River Tweed and the River Teviot and is a good shopping centre. Social and sporting facilities include golf, bowls, tennis, swimming, curling, professional hunt racing and fishing. Tweedside is within easy walking distance of the town's amenities including the new high school and the local health centre.

Kelso has good road links with the other principal towns in the Borders and The Borders Railway provides a regular train service between Tweedbank and Edinburgh. There is a main East Coast line railway station at Berwick Upon Tweed.

DESCRIPTION

A stunning Georgian property which dates back to 1826, Duncan House sits in a prominent position facing the world famous Junction Pool on the River Tweed and north towards Floors Castle.

The property provides plenty spacious accommodation which is packed with period features throughout.

All bedrooms benefit from en suite bathrooms and there is generous storage through the property.

The garden area to the back of Duncan House provides a lovely sheltered sun trap as well as also benefitting from the lovely views.

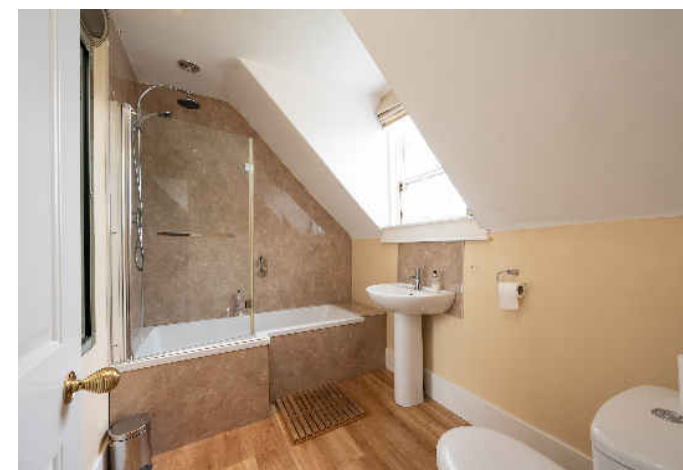
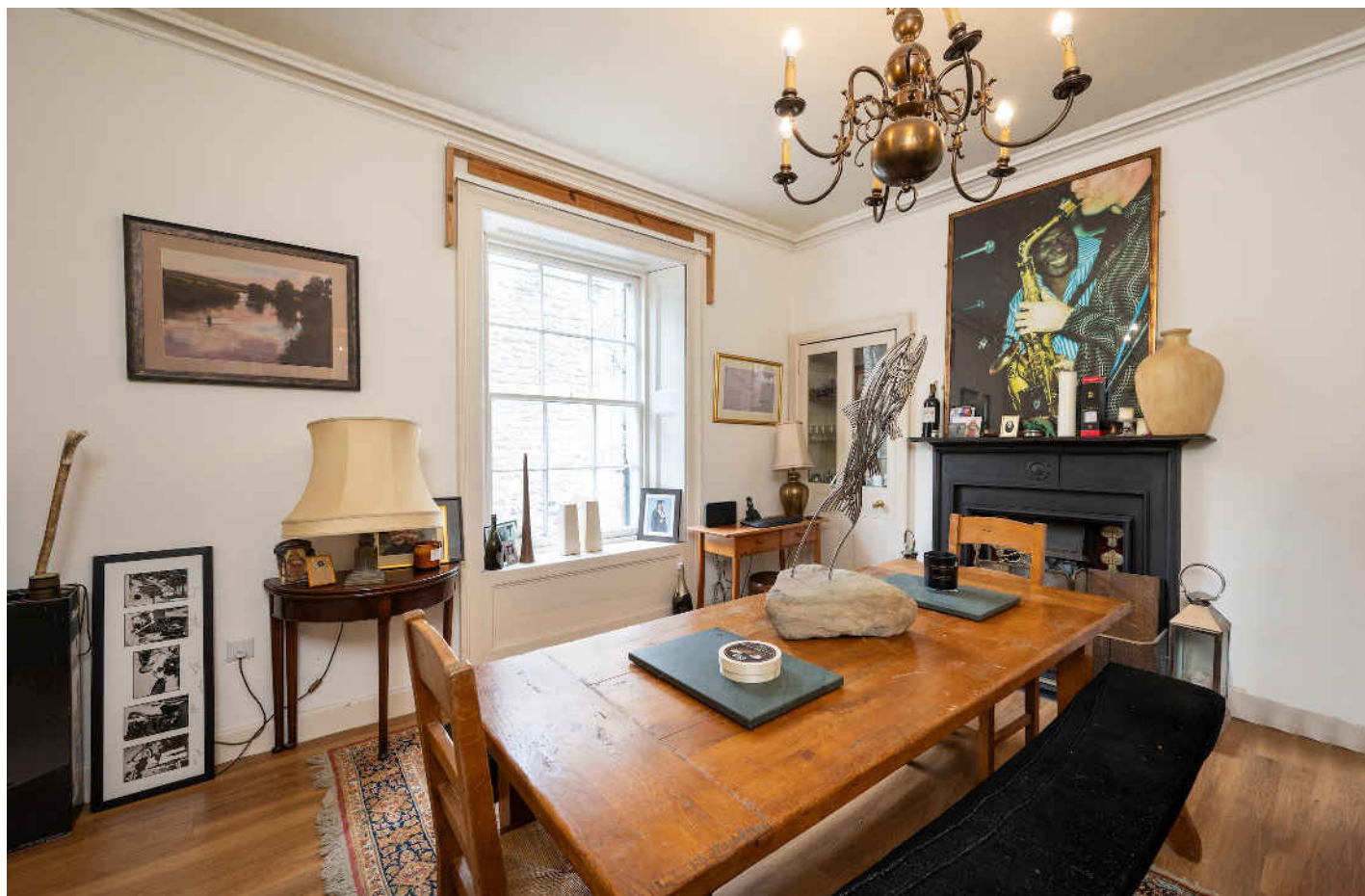
ACCOMMODATION

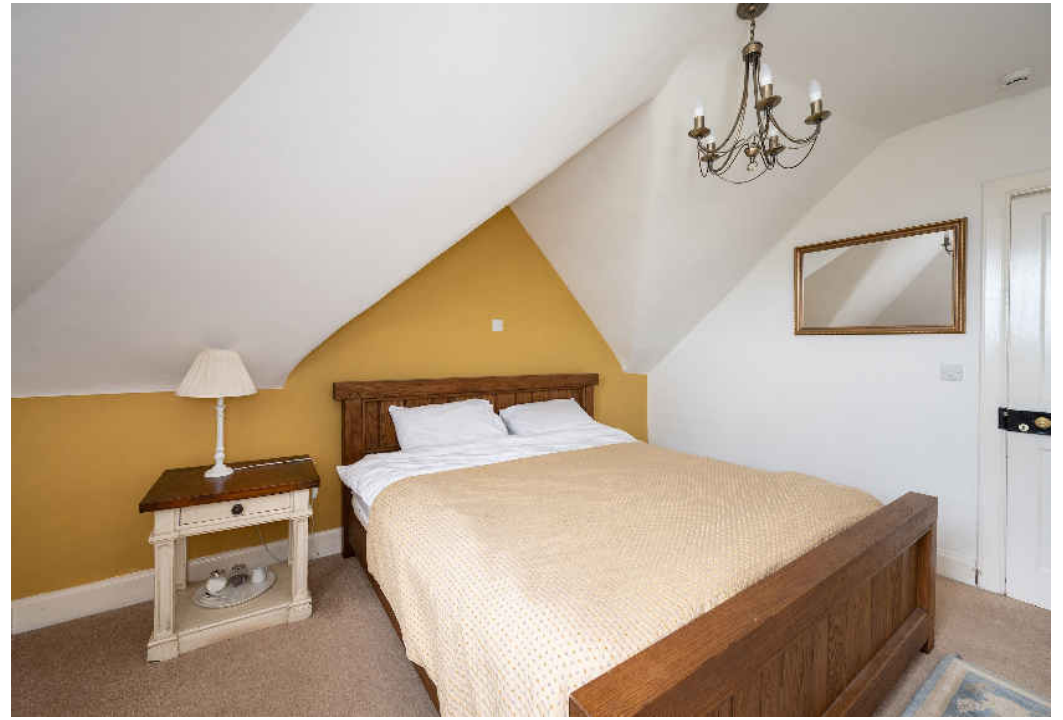
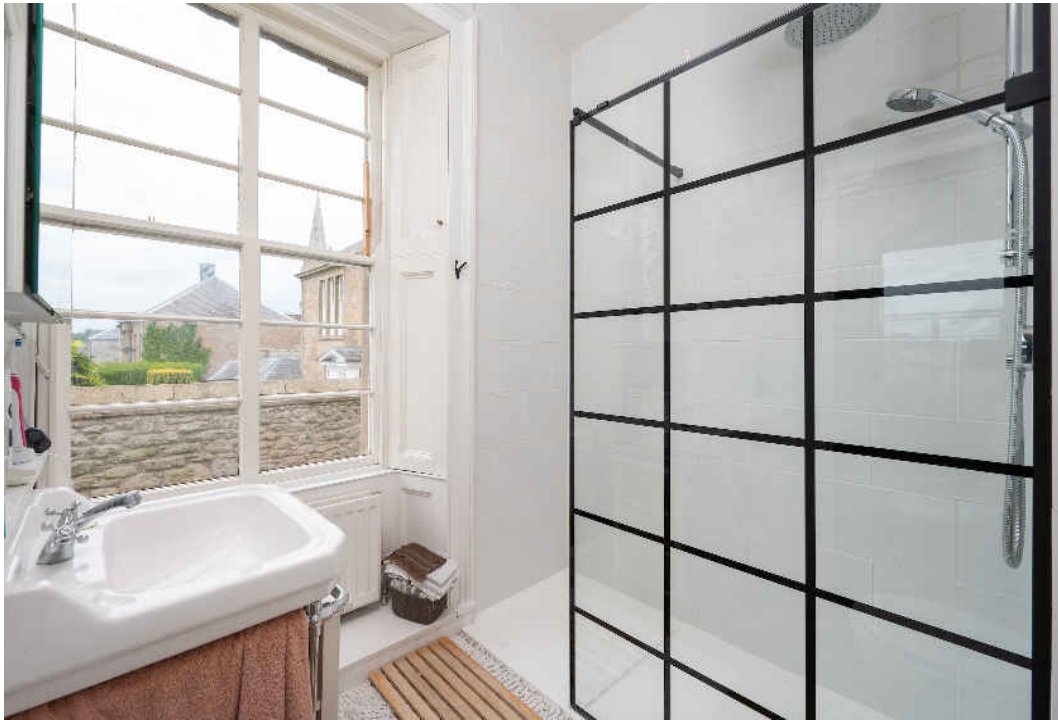
Ground Floor:

Hall, drawing room, dining room, kitchen with access to sun room and garden area. There is a store with external access.

First Floor:

Landing, principal bedroom with en suite bathroom, 2 further bedrooms each with en suite. WC





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Mains	Gas	Band F	E48

Second Floor:
L:anding, 2 bedrooms each with en suite bathrooms. Laundry room, WC.

GARDEN AND GROUNDS

The garden area lies to the South and east of the property.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: cakes.expansion.mugs

POST CODE

TD5 7DX

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

Some of the light fittings may not be included. No other items are included unless specifically mentioned in these particulars.

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7.** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8.** Photographs taken in June 2023.







DUNCAN HOUSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2753 SQ FT / 255.8 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT / STORE)
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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