

Galbraith

SOUTHFIELD
KELSO, SCOTTISH BORDERS



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Detached three bedroom period cottage with land and woodland.

Kelso 1 miles ■ St Boswells 10 miles
Edinburgh 45 miles

Approximately 0.8 hectares (2 acres).

- 2 reception rooms, 3 bedrooms.
- Conservatory.
- Envable countryside views.
- Extensive garden and mature woodland.
- Driveway and parking.
- Opportunity to develop existing workshop.

Galbraith

Scottish Borders
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A member of
OnTheMarket





GENERAL

Southfield, located only one mile from the picturesque town of Kelso. Kelso, 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 where you will find a range of shops and supermarkets. Schooling is available locally including Kelso High School and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally. 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 Coastline railway station at Berwick-upon-Tweed.

DESCRIPTION

Set within approx. two acres of mature gardens and wooded enclosure, Southfield built circa 1874 enjoys a private and tranquil setting, yet close to Kelso town centre. Southfield is accessed off the A698 through private iron gates, opening onto a gravelled driveway, that provides parking for several vehicles.

Immaculately maintained, both inside and out, this property offers exceptional and versatile family accommodation over two levels. A front porch provides access to the main hallway, with stairs leading to the first floor. Moving through to the left there is a dining room providing a light and airy aspect, the perfect space for entertaining guests. The dining kitchen offers a range of wall and base units, integrated appliances, and ample space for a kitchen table. Adjacent to the kitchen, a generous utility room offers additional functional space with a convenient shower room off. Situated off the front hallway, the lounge benefits from a stove, enhancing the rooms warmth and character, while the dual aspect allows for an abundance of natural light throughout the day.

Ascending the staircase to the first floor, three bedrooms and shower room complete the accommodation throughout.

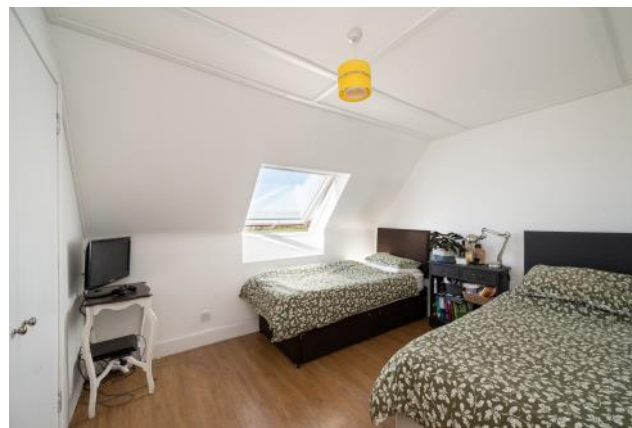
ACCOMMODATION

Ground Floor:

Sitting room, dining room, conservatory, dining kitchen, utility room, shower room.

First Floor:

3 bedrooms, shower room.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freenhold	Mains	Mains	Septic tank	Gas CH	Band E	D68	Available

* An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

GARDEN AND GROUNDS

The expansive garden grounds and mature woodland offer exceptional privacy and presents an opportunity to convert the existing workshop to alternative accommodation, subject to the necessary planning consents. The grounds at Southfield which are mainly laid to lawn, with feature pond offer an abundance of enjoyment for all the family. Fully enclosed, providing a safe and secluded space for both children and pets.

A pretty timber summerhouse, greenhouse and garden shed are also included in the sale.

DIRECTIONS/WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/grinning..describes.quoted.

POST CODE

TD5 8JW

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Weaver and Waddell, 1 Spiersbridge Way, Thornliebank, Glasgow, G46 9NG..

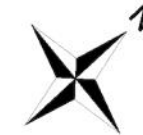
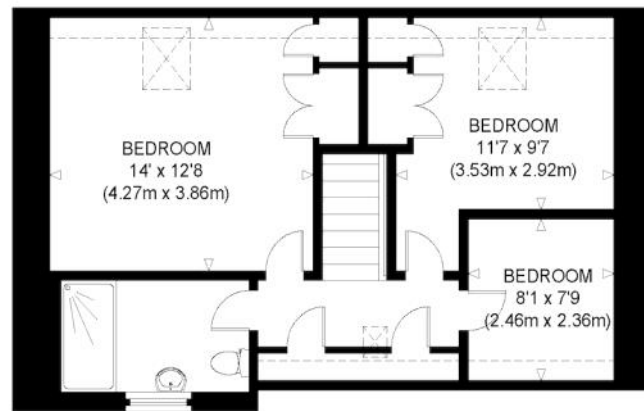
2017 ANTI-MONEY LAUNDERING REGULATIONS

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.

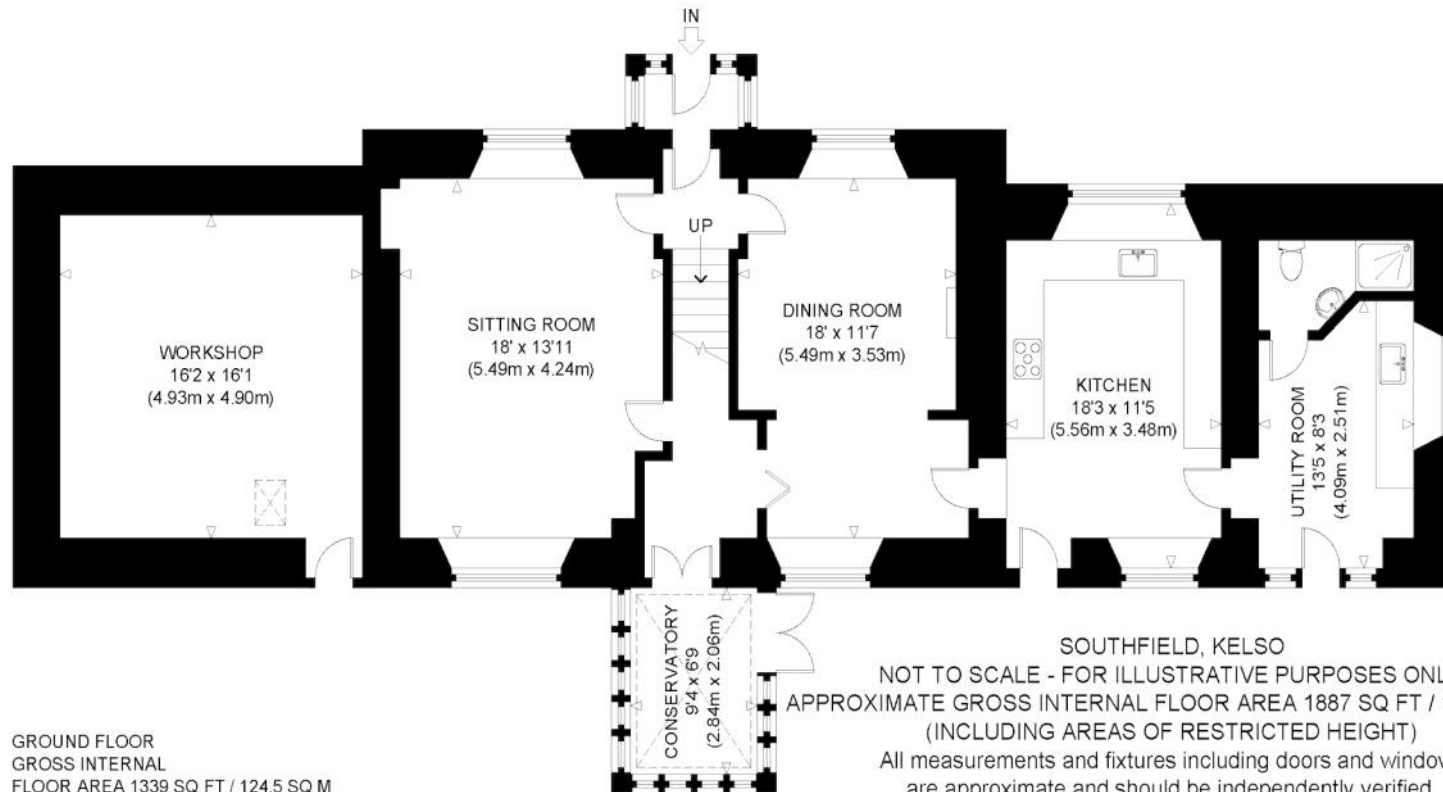
Failure to provide required identification may result in an offer not being considered.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 548 SQ FT / 51.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1339 SQ FT / 124.5 SQ M

SOUTHFIELD, KELSO
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1887 SQ FT / 175.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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 solicitors 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 Solicitor, 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 agents 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 April 2025.



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