

Galbraith



10 BROOMLANDS COURT
KELSO, SCOTTISH BORDERS



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Modern family home set in quiet cul-de-sac location.

Melrose 15 miles ■ Berwick upon Tweed 25 miles ■ Edinburgh 45 miles

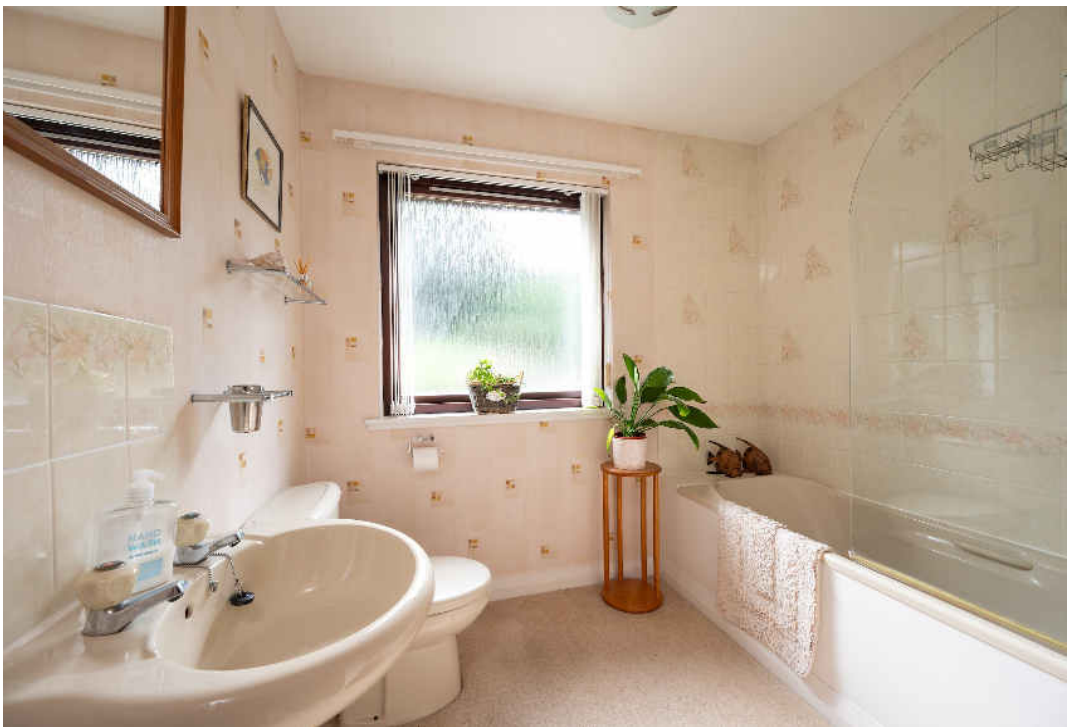
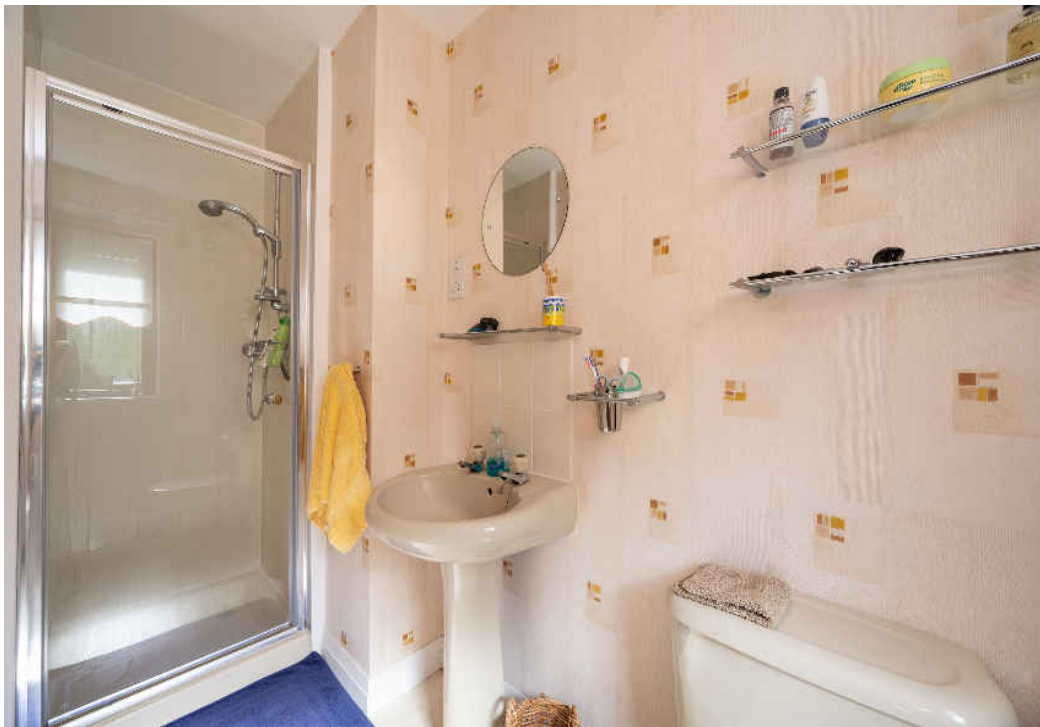
- 2 reception rooms, conservatory, 3 bedrooms.
- One of the most popular residential areas of Kelso..
- Well-presented, spacious and tastefully decorated accommodation.
- Good sized landscaped garden.
- Garage, off street parking to the front of the property.
- Comfortable walking distance from town's amenities.

Galbraith

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A member of
OnTheMarket





SITUATION

10 Broomlands Court is situated within a quiet cul-de-sac a mile from Kelso town centre.

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 for the remains of one of the great Border Abbeys. The town sits at the confluence of the River Tweed and the River Teviot. Kelso provides a good shopping centre together with an excellent range of social and sporting facilities including golf, bowls, tennis, swimming, curling, National Hunt racing and fishing. An impressive new high school has been built on the northern edge of Kelso, along with a new primary school at Broomlands.

Kelso has good road links with the other principal towns in the Borders and there are railway stations at both Tweedbank (16 miles) and Berwick-upon-Tweed.

DESCRIPTION

A superb detached bungalow offering spacious, bright and thoughtfully presented accommodation throughout.

Both the sitting room and dining room have patio doors leading to the garden and the sitting room leads into the conservatory which has direct access to the garden. The breakfasting kitchen is fully fitted with wall and floor mounted units and integral appliances.

The property benefits from gas central heating and double glazing.

There are 18 solar panels providing an annual payment

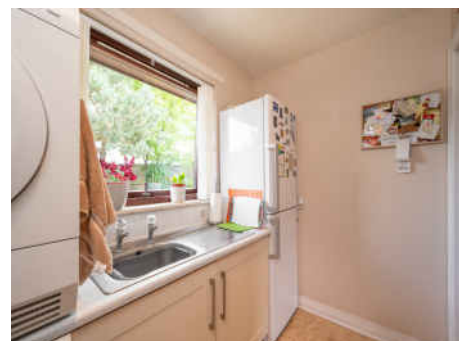
ACCOMMODATION

Entrance hall, sitting room with access to the conservatory and to the dining room, breakfasting kitchen, utility room, principal bedroom with en suite shower room (with shower, basin and WC), 2 further bedrooms, bathroom (with WC, basin and bath with shower above).

GARDEN AND GROUNDS

To the front of the property there is generous private parking for two cars and an integral garage.

The gardens surround the property with a superb landscaped garden to the rear offering a good degree of privacy and patio areas to the side and rear. Greenhouse and garden shed.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Mains	Gas Solar Panels	Band F	B88

DIRECTIONS

Heading into Kelso from the north on Edinburgh Road veer left at the first roundabout you reach and drive along Angraflat Road and Golf Course Road, past the new high school and ice rink. Turn left at the next roundabout then first right into Broomlands. Broomlands Court is the first turn on your right.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: biked.bongo.clef

POST CODE

TD5 7SR

SOLICITORS

Cullen Kilshaw, 43 The Square, Kelso, TD5 7HL.

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No 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 August 2023.

BROOMLANDS COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1529 SQ FT / 142.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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