



**Ardfern is located in a private cul-de-sac of three houses in the popular Borders town of Kelso. With two bedrooms, and plenty of reception space the property benefits from a charming garden. Set within a quiet residential area, it is only a short walk into the town and would offer an ideal primary or secondary home, or holiday let investment.**

**Lying across one level, the accommodation comprises of two bedrooms, a bathroom, a sitting room, a dining room, a breakfasting kitchen, a conservatory, and a front sun porch. Externally, the property sits in a good size plot with generous garden to the front and back. With parking to the front, plus two garages there is ample external storage which includes a garden shed and a wendy house.**

**Most Border towns are readily accessible from this location, as is the East Coast mainline railway station at Berwick-upon-Tweed which is only half an hour from Kelso.**

**Edinburgh 44 miles. Berwick upon Tweed 23 miles. St. Boswells 11 miles.  
(All distances are approximate)**

### **Location:**

Ardfern is situated in a popular residential area of the charming and historic market town of Kelso, home of the famous Junction Pool, which boasts some of the best salmon fishing in the world. Situated on the banks of the River Tweed, the town is protected to the north by the Lammermuir Hills and the Cheviots to the south, and lies in one of the most beautiful valleys in the country. As a thriving market town, Kelso provides an extensive range of amenities including a variety of specialist and high street shops, a Sainsbury's supermarket, restaurants, ice rink, swimming pool, community hospital and a medical centre. Local tourist attractions include Floors Castle, home of the Duke of Roxburghe, Mellerstain House and Kelso Abbey. There are a variety of outdoor pursuits in the area including horse riding, fishing on the River Tweed, National Hunt racing and a golf course in the town as well as the Championship course at the Roxburghe. For walkers, there is ready access to the Pennine Way and St. Cuthberts Way.

The catchment for schooling is the Kelso Primary and the newly built Kelso High School, with private education available at Longridge Towers near Berwick-upon-Tweed or St. Mary's Preparatory School in Melrose.

Plentiful road links are accessible from Kelso plus the A68 which links to Edinburgh and Newcastle, both of which have international airports, or via the A1 at Berwick-upon-Tweed only twenty-three miles away which has a mainline railway serving the East Coast, with a fast train to London taking around four hours.

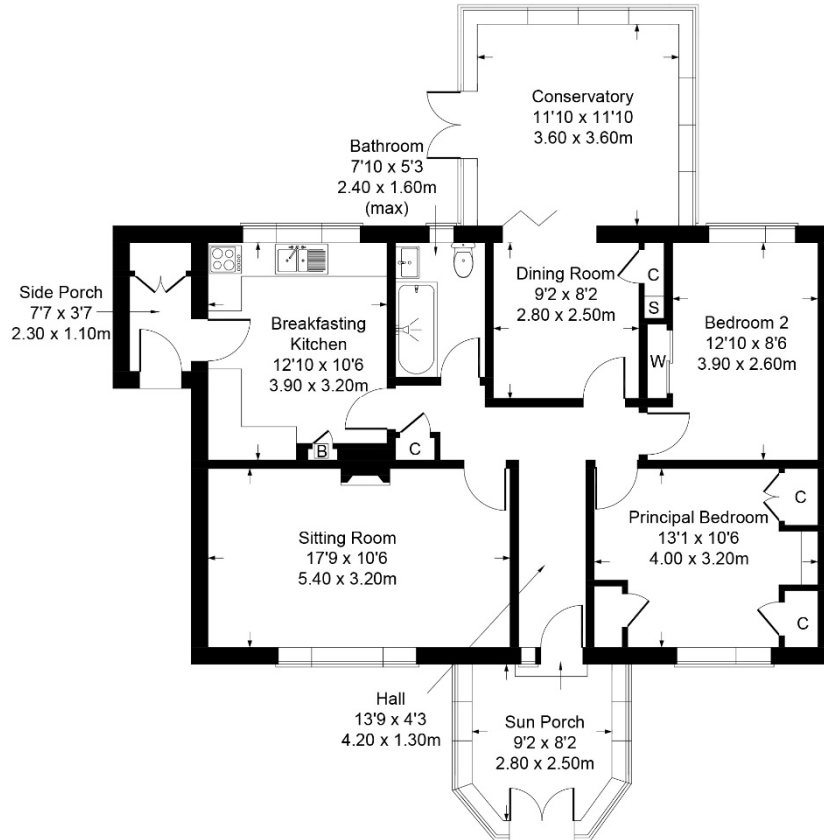
The Borders Railway, running from Tweedbank to Edinburgh, lies approximately sixteen and a half miles away.





# Ardfern, 2 Pinnaclehill Gardens, Kelso TD5 8EZ

Approximate Gross Internal Area  
1115 sq ft - 103 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY**

Produced by Potterplans Ltd. 2018





### Directions:

For those with satellite navigation the postcode is TD5 8EZ

Coming from the West, take the A698 from Jedburgh and proceed into Kelso. On arriving at the large roundabout, beside Sainsburys, turn first left onto the B6352 and first right onto the B6350. Turn left into Sprouston Road, and take the 2<sup>nd</sup> turning on the right into Pinnaclehill Gardens. Turn in and Ardfern sits in the middle of the three houses.

Coming from the centre of Kelso, take the A699 and proceed over the bridge and onto the B6352 bearing left up the hill. Go straight over the small roundabout and turn left onto Sprouston Road. Follow the road round and you will come to the left turn for Pinnaclehill Gardens. Turn in and Ardfern sits in the middle of the three houses.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains gas, mains water, mains drainage, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: E

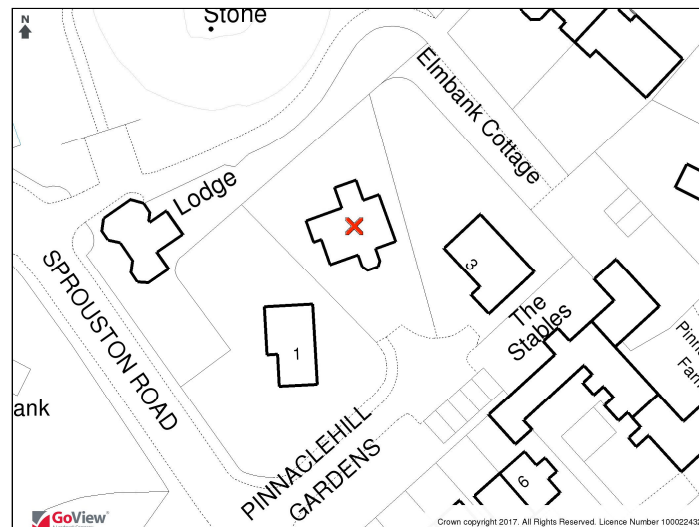
#### EPC Rating:

Current EPC: D64

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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