



**La Concordia is a substantial and immaculately presented five-bedroom detached family home situated in an attractive and peaceful, rural position approximately six miles from Kelso. Set in around 0.9 acres, the house benefits from excellent views over the surrounding countryside towards the Cheviot Hills and offers versatile living space throughout. Providing excellent opportunity for use as a bed and breakfast the East wing of the house could also provide a self-contained granny flat.**

**Lying across one main level, the accommodation comprises of five double bedrooms, three of which have ensuite shower rooms, a family bathroom, a sitting room, a dining kitchen, a utility room and a downstairs wc. Of particular note is the hobby room/studio on the first floor which offers an excellent space for working from home or an additional reception space. With excellent storage throughout, under floor heating fired by the ground source heat pump, and array of solar panels are of particular note, providing a welcome opportunity to reduce your heating and electric bills.**

**Externally, the property sits in around 0.9 of an acre of the most charming landscaped gardens. Child and dog friendly, with lawn and borders there are numerous places to sit outside and enjoy al fresco dining or the views. An integral double garage and extensive driveway parking complete the property which benefits from fabulous features inside and out.**

**Most Border towns are readily accessible from this popular village location, with A68 only a few miles away. The East Coast mainline railway station at Berwick-upon-Tweed is only half an hour from Kelso, and the new Borders Railway with trains running to Edinburgh lies only seventeen miles away in Tweedbank.**

**Kelso 6 miles   Berwick upon Tweed 28 miles   Tweedbank 17 miles   Edinburgh 50 miles.**

**(All distances are approximate)**

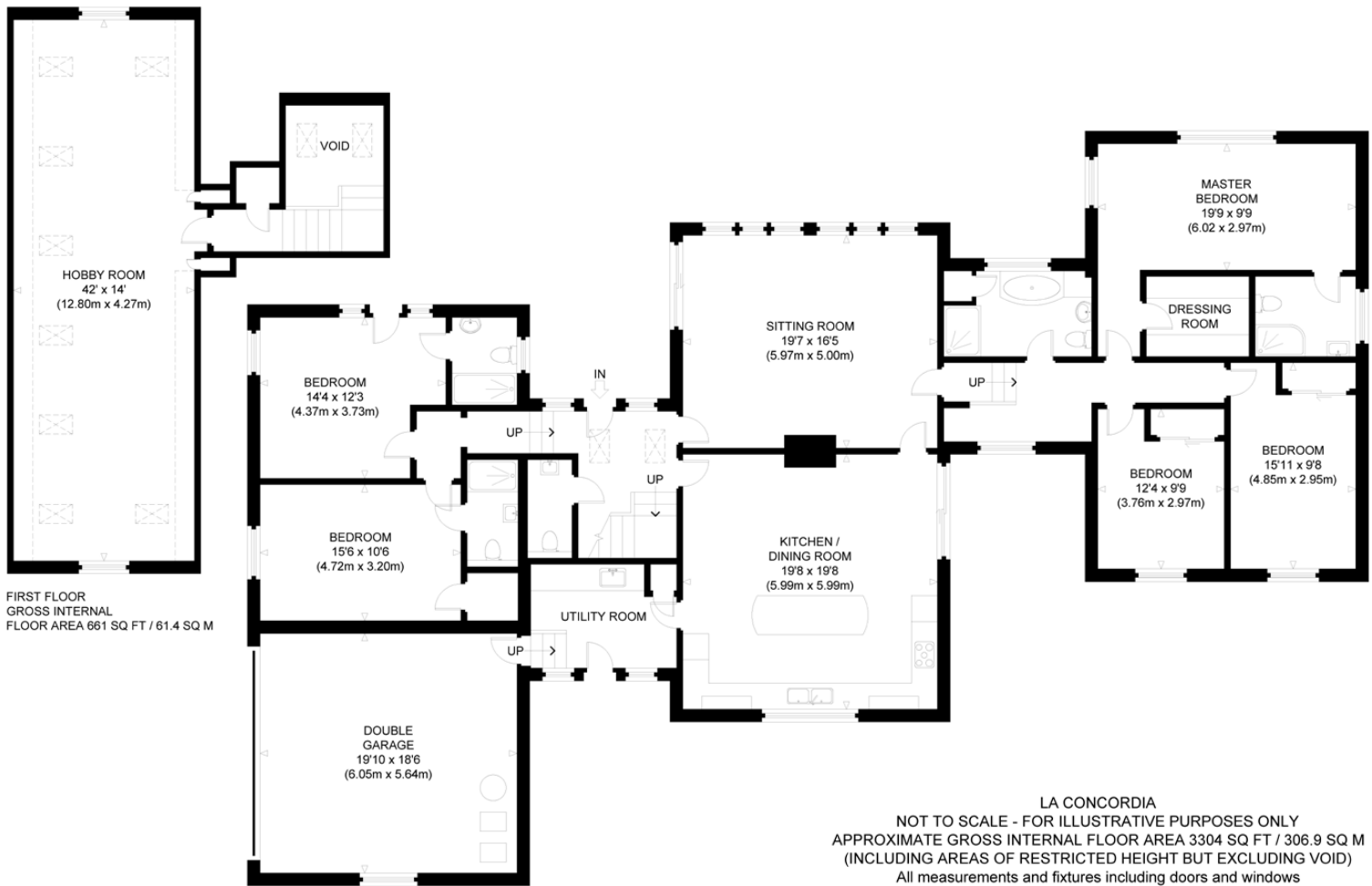
**Location:**

La Concordia sits in a charming rural position approximately six miles from the 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, Kelso 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, it provides an extensive range of amenities including a variety of specialist and high street shops, a Sainsbury's supermarket, restaurants, an ice rink, a swimming pool, a 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 and River Teviot, mountain biking, National Hunt racing and a golf course in the town as well as the Championship course at the Roxburghe, which can be seen from the property. For walkers, there is ready access to the Pennine Way and St. Cuthberts Way. There is also the popular Bowmont Forest nearby, with excellent woodland trails for dog walkers and ramblers.

The catchment for primary and secondary schooling is within Kelso, with private education available at Longridge Towers near Cornhill on 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-eight miles away which has a mainline railway serving the East Coast, with a fast train to London taking around four hours. The new Borders Railway, running from Tweedbank to Edinburgh, has recently opened and lies approximately seventeen miles away.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 661 SQ FT / 61.4 SQ M

GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2643 SQ FT / 245.5 SQ M

LA CONCORDIA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3304 SQ FT / 306.9 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT BUT EXCLUDING VOID)  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## DIRECTIONS:

For those with satellite navigation the postcode is TD5 8LD

Coming from the North (A68) proceed through St. Boswells signposted Jedburgh. Immediately after the turn-off for Ancrum, turn left signposted Nisbet (B6400). Proceed along this road until you reach Nisbet and bear left. Continue for around one and a half miles and turn right. Follow this road and turn first available right and you will reach the gates for La Concordia, which sits immediately on your right hand side.

Coming from the South (Kelso) take the A698 out of Kelso, signposted Jedburgh. Proceed on this road, passing through Heiton, for approximately four miles. Take a right turn, before the Teviot Smokery, signposted Roxburgh and proceed over the bridge. Bear right and follow the road for approximately one mile and you will come to a left hand bend. La Concordia sits ahead of you on the corner.

## FURTHER INFORMATION:

### Fixtures and Fittings:

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

### Services:

Mains electricity, mains water, private septic tank drainage, ground source heat pump and solar panels provide heating, hot water plus additional electricity, telephone and broadband

### Outgoings:

Scottish Borders Council Tax Band Category: G

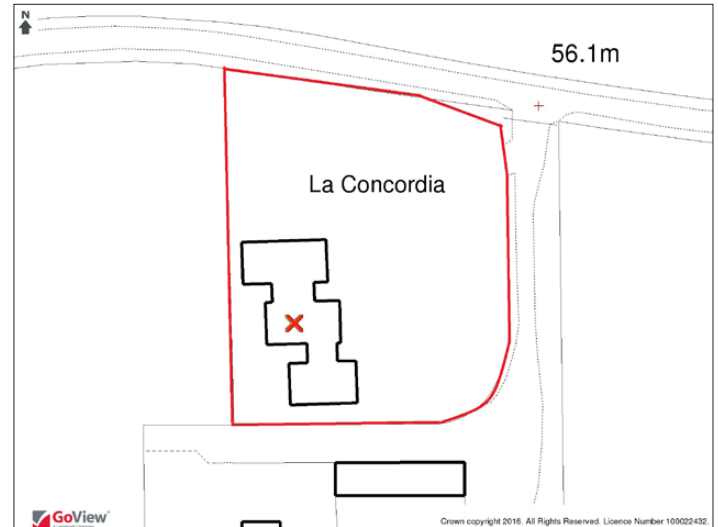
### EPC Rating:

Current EPC: B88

## 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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