

**For Sale**



**2 THOMSON VIEW, KELSO  
ROXBURGHSHIRE, TD5 7UD**

**fbrseed**

LAND AGENTS &  
CHARTERED SURVEYORS



# 2 THOMSON VIEW, KELSO

ROXBURGHSHIRE, TD5 7UD

Kelso Town Centre 1 mile, Galashiels 18 miles, Edinburgh 44 miles  
(Distances approx.)

A well presented 3-bedroom terraced family home located close to the edge of the town. The property is in move-in condition and offers a superb family home with plentiful storage throughout the house.

- Convenient edge of town location
  - Enclosed rear garden
- Single garage with driveway parking
  - No Chain

Freehold.  
Council Tax Band: D  
EPC Band: C

**OFFERS OVER £200,000**



## DESCRIPTION

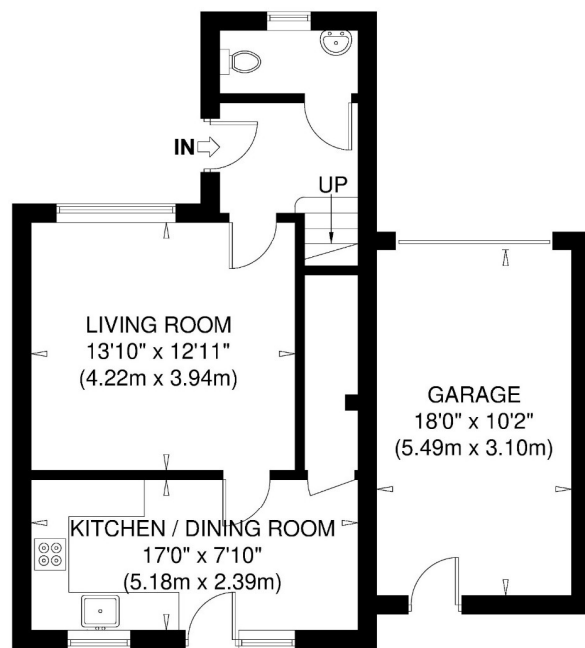
2 Thomson View is a 3-bedroom terraced family home of brick with render construction under a tile roof. The property is in move-in condition with neutral décor throughout it offers a superb family home with plentiful storage throughout. The front and rear gardens are both easy maintained with the front being made up of gravel and established shrubs. The rear garden is fully enclosed with a high privacy fence and made up of patio area and an area of artificial grass. Off street parking is provided on the gravel driveway leading to a single garage with up and over door and also has access to the rear garden. Communal parking is also provided in the Cul de sac.

Viewing is highly recommended to truly appreciate all this home has to offer.

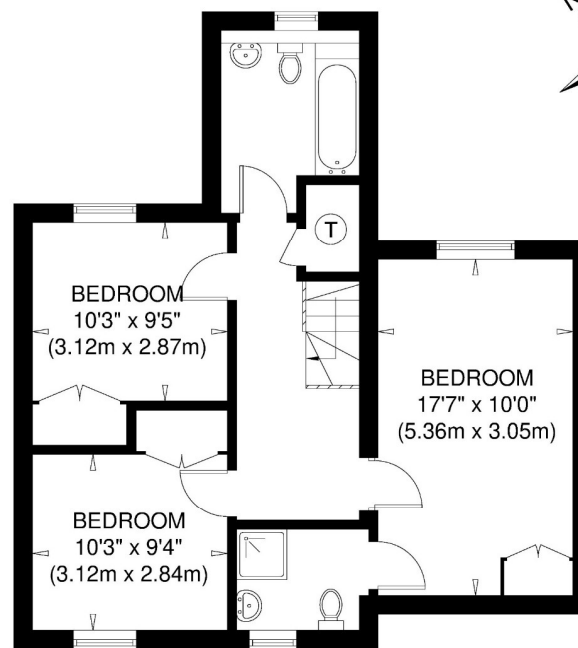
## ACCOMMODATION

**Ground floor** - Entrance Hall, WC, Living Room, Open-plan Kitchen / Dining Room

**First floor** - Master Bedroom with en-suite, Double Bedroom, Double Bedroom, Family Bathroom



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 59.2 SQ M / 637 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 58.7 SQ M / 631 SQ FT

THOMSON VIEW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 117.9 SQ M / 1268 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## LOCATION

2 Thomson View is superbly located in a quiet Cul de sac set towards the edge of the Kelso. It's conveniently located close to both Primary and Secondary schools. The town offers a wide range of local amenities with a superb selection of shops and an excellent variety of social and sporting facilities including golf, tennis, swimming, curling, National Hunt racing and fishing on the River Tweed. The town is home to the stunning Kelso Abbey founded in the 1100's, cobbled market square and magnificent Floors Castle. Kelso also boasts a modern High School and two Primary Schools and is within easy reach of St. Mary's School at Melrose and Longridge Towers near Berwick-Upon-Tweed. Tweedbank railway station is just 16 miles away and the City of Edinburgh by-pass is 37 miles to the north providing great transport links.

## DIRECTIONS

Please use the postcode TD5 7UD or  
what3words  
///spenders.workers.screamed

## SERVICES

The property benefits from mains water, drainage, gas and electricity. Heating is provided by way of gas powered boiler.

## FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

## HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

## SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.

## VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.



## **AUTHORITIES**

Scottish Borders Council  
Council Headquarters,  
Newtown St. Boswells,  
Melrose, TD6 0SA  
Tel: 0300 100 1800

## **RIGHTS & EASEMENTS**

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

## **TENURE**

Freehold.

## **METHOD OF SALE**

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

## **OFFERS**

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

## **DATE OF ENTRY**

By mutual agreement.

## **GUIDE TO INTERESTED PARTIES**

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in August 2025.

## **HEALTH & SAFETY**

For your own personal safety please be aware of potential hazards within the property when viewing.







**IMPORTANT NOTICE**

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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