

For Sale



39 GROVEHILL, KELSO
ROXBURGHSHIRE, TD5 7AR

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

39 GROVEHILL, KELSO

ROXBURGHSHIRE, TD5 7AR

Kelso Town Centre 0.2 miles, Galashiels 17 miles, Edinburgh 44 miles
(Distances approx.)

A well presented 2-bedroom terraced family home in a fantastic location just a short walk to the town centre. The property is in move-in condition and offers a superb family home with plentiful storage throughout the house.

- Convenient location close to the town centre
 - Enclosed rear garden
 - Driveway parking
 - No Chain

Freehold.
Council Tax Band: B
EPC Band: C

OFFERS OVER £160,000



DESCRIPTION

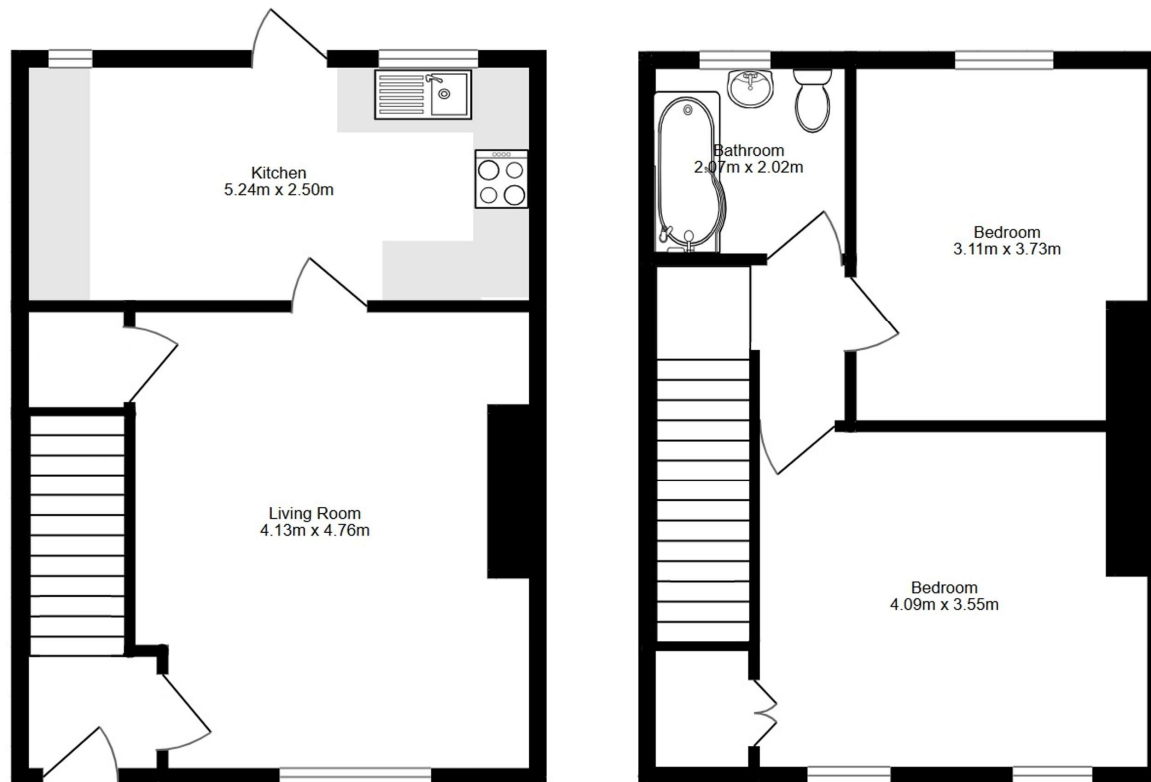
39 Grovehill is a two-bedroom terraced family home of brick with render construction under a slate roof. The property is in move-in condition with neutral décor throughout it offers a superb family home with plentiful storage throughout. The large attic is partially floored and accessed via a timber pull-down ladder onto the landing offering potential for conversion subject to obtaining the necessary planning permissions. The rear garden is fully enclosed and is predominately laid to grass with a paved patio area to the rear. Off street parking is provided to the front of the property on the gravel driveway. 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, Living Room, Kitchen with Dining Area

First floor - Landing, Double Bedroom, Double Bedroom, Family Bathroom



TOTAL FLOOR AREA: 73.9 sq.m approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

LOCATION

39 Grovehill is superbly located just a short walk from the town centre, midway up a quiet Cul de sac. Kelso 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 7AR or what3words [///positive.buddy.clattered](https://www.what3words.com/positive.buddy.clattered)

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.

SELLERS RELATIONSHIP WITH FBRSEED

It is disclosed that the vendor is an employee of FBRSEED Ltd.



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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