

**For Sale**



**THORNBANK, JEDBURGH ROAD  
KELSO, ROXBURGHSHIRE, TD5 8JQ**

**fbrseed**

LAND AGENTS &  
CHARTERED SURVEYORS



# THORNBANK, JEDBURGH ROAD

KELSO, ROXBURGHSHIRE, TD5 8JQ

Kelso Town Centre 0.8 miles, Galashiels 18 miles, Edinburgh 44 miles  
(Distances approx.)

Charming two-bedroom, semi-detached bungalow with garage and outbuildings. Benefits from a large, bright converted attic room with pull down ladder offering a vast number of possibilities. Thornbank also boasts impressive views over the historic market town of Kelso and Floors Castle.

- Converted attic space suitable for third bedroom / study/studio
  - Detached garage
  - Monoblock drive with turning area
- Fantastic views over the town and towards Floors Castle

Freehold.

Council Tax Band: D

EPC Band: D

## OFFERS OVER £220,000



## DESCRIPTION

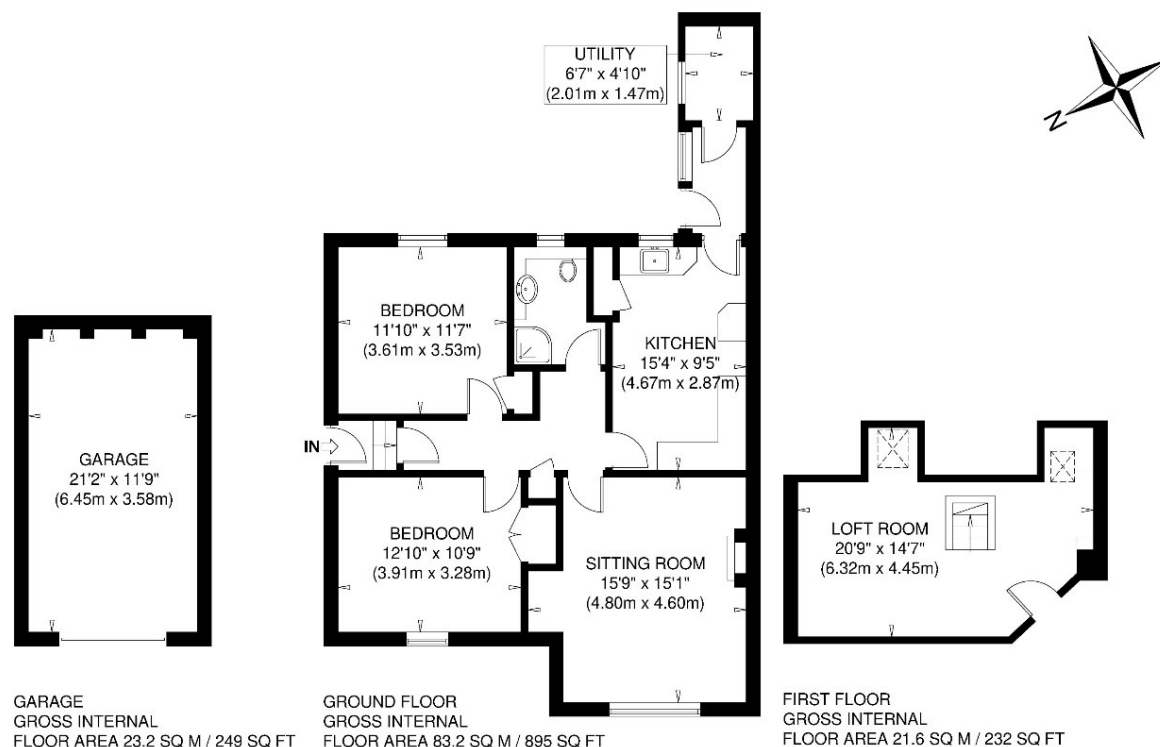
Thornbank is a charming two-bedroom semi-detached bungalow, constructed in brick with rendered finishes beneath a traditional slate roof. Presented in move-in condition, the home features a neutral décor throughout, offering a blank canvas for personal touches and potential cosmetic updates. The main living area is bright and welcoming, flooded with natural light and enhanced by a cosy multifuel stove—perfect for relaxing evenings. Both double bedrooms are generously proportioned and include built-in storage, with the master bedroom enjoying a picturesque view of Floors Castle. The spacious kitchen includes a dining area and leads to a practical utility room. A fully carpeted attic, accessed via a timber pull-down ladder from the kitchen, provides excellent versatility, ideal for use as a third bedroom, home office, or creative studio. Outside, the rear garden is fully enclosed and thoughtfully laid out with a monoblock driveway, garage with electric door, paved patio, lawn, and useful outbuildings, with stunning views.

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

## ACCOMMODATION

**Ground floor** - Entrance Hall, Kitchen, Sitting Room, Bathroom, Double Bedroom, Double Bedroom, Utility Room

**First floor** - Converted attic space suitable for use as a third bedroom or study



THORNBANK  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 104.8 SQ M / 1376 SQ FT  
GARAGE = 23.2 SQ M / 249 SQ FT  
TOTAL COMBINED FLOOR AREA = 128 SQ M / 1625 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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## LOCATION

Thornbank enjoys a prime location just a short walk from Kelso's charming town centre, with the added convenience of a nearby bus stop offering frequent local services. Occupying an elevated position, the property boasts sweeping views across the town and towards the majestic Floors Castle. Kelso is a vibrant market town brimming with amenities. From boutique shops to everyday essentials, the town offers a superb retail experience. Residents can enjoy a rich array of social and sporting activities including golf, tennis, swimming, curling, National Hunt racing, and world-class fishing on the River Tweed. Steeped in history, Kelso is home to the awe-inspiring Kelso Abbey, founded in the 12th century, and a picturesque cobbled market square. Families benefit from excellent educational options, including two primary schools and a modern high school. Tweedbank railway station lies just 16 miles away, offering direct links to Edinburgh. The Edinburgh City Bypass is only 37 miles to the north, proving great transport links.

## DIRECTIONS

Please use the postcode TD5 8JQ or what3words ///proclaims.install.cape

## 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 a relative of 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 September 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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Rose Lane, Kelso, TD5 7AP  
48 High St, Haddington, EH41 3EF  
[www.fbrseed.com](http://www.fbrseed.com)

KELSO: 01573224381  
HADDINGTON: 01620824000  
[reception@fbrseed.com](mailto:reception@fbrseed.com)