

8 Teviot House, Bowmount Street

Kelso, TD5 7FD

A Great Opportunity to Purchase This Fantastic 3 Bedroom Top Floor Apartment
For Sale • **Offers Over £165,000**

Edwin
Thompson







BRIEF RESUME

- Penthouse-style living space
- 3 Bedroom Top Floor Apartment
- Modern & Neutral Décor Throughout
- Private Balcony with Stunning Views
- Residents Car Park & Allocated Space
- Bright & Spacious Rooms

GENERAL DESCRIPTION

8 Teviot House offers a bright and spacious top-floor apartment, conveniently located just a short walk from Kelso's bustling town centre. This stylish three-bedroom penthouse-style property is part of a modern development and enjoys outstanding open views across Kelso's rooftops from its private balcony. Designed for contemporary, low-maintenance living, the apartment features a striking upper-level living and dining area with balcony access, well-laid-out accommodation below, and benefits from a private residents' car park with an allocated space.

LOCATION

Positioned on Bowmount Street, 8 Teviot House occupies a prime, central location within the sought-after Borders town of Kelso. The development offers the convenience of in-town living combined with a peaceful residential setting. Kelso's attractive town square — with its independent shops, cafes, supermarkets, medical services, and both primary and secondary schools — is just a short walk away.

Kelso enjoys excellent connectivity throughout the Borders, with Jedburgh approximately 20 minutes by car, Hawick around 30 minutes, and Galashiels just under 40 minutes away. For commuters, Tweedbank station on the Borders Railway is around 35 minutes' drive, offering regular train services into Edinburgh. The surrounding area is renowned for its stunning scenery, historic landmarks such as Floors Castle, and outdoor activities including golfing, fishing, and walking along the River Tweed.

Kelso offers a relaxed and welcoming lifestyle, with a strong sense of community, a variety of schooling options, and a busy calendar of local events, including Kelso Races and agricultural shows. It's an ideal setting for professionals, families, and those looking to downsize without sacrificing access to amenities.

SERVICES

All mains services are understood to be connected. The main heating system is electric storage heaters. There is no gas in the property.

FACTORING

The development is professionally factored. There is an approximate monthly factoring charge of £60 per flat, covering the upkeep of communal areas, lighting, and some external maintenance (window maintenance for individual flats is not included). An annual charge of around £254 per flat applies for block building insurance (based on the most recent renewal).

AREAS

The property has been measured as follows:

| Description | sq m | sq ft |
|----------------|------|-------|
| 8 Teviot House | 91 | 980 |

E. & O.E. — Measurements have been taken from the EPC register.

BROADBAND COVERAGE

This area has access to Superfast broadband services, with maximum download speeds of up to 80 Mbps for downloads and 20 Mbps for uploads.

Check online for more details

FLOOD RISKS

Surface Water risks— Medium risk

This information gives the likelihood of surface water flooding within a 25 metre radius of this location.

Medium likelihood means that each year this area has a 0.5% chance of flooding.

River risks—NO specific risk

This information gives the likelihood of river flooding within a 50 metre radius of this location.

Check the SEPA website for more details

COUNCIL TAX BAND — D

EPC RATING — C73





DETAILS

This outstanding top-floor apartment is a fantastic example of modern, well-proportioned living, with a flexible layout arranged over two floors. Spanning approximately 91m², the property offers generous living space presented in neutral tones, ready for a new owner's personal touches. With three double bedrooms (one with an ensuite), a spacious main bathroom, and a top-floor living/dining area with balcony access, it's an excellent choice for those seeking a stylish town-center home filled with natural light.

The lower-level kitchen is compact yet thoughtfully designed, fitted with a range of contemporary wall and base units, an electric hob and oven, an integrated fridge-freezer, and plumbing for a washing machine. Storage is well catered for with built-in wardrobes in two of the bedrooms and a large under-stair cupboard. The main bathroom is also generously proportioned and benefits from integrated storage solutions.

A real highlight of the property is the stunning upper-level penthouse-style living/dining room, complete with large windows and direct access to the private balcony. This space is bathed in natural light and offers panoramic views across Kelso — a perfect setting for both relaxing and entertaining.



The apartment is fitted with electric storage heaters and double glazing for year-round comfort.

Constructed using a timber frame and solid brick (assumed insulated), the property also benefits from low-energy lighting installed in 86% of fixed outlets. With no mains gas supply, the property uses electric heating and hot water systems, including off-peak immersion heaters. This beautifully maintained apartment would suit first-time buyers, downsizers, or anyone seeking a secure, low-maintenance base in the Scottish Borders.

ACCOMMODATION

The spacious accommodation comprises:
Ground Floor: Communal entrance hallway and stairwell access.

Third Floor: Entrance hall, kitchen, three double bedrooms (one with ensuite), and main bathroom.

Top Floor: Living and dining space with access to the balcony.

VIEWING

Strictly by appointment with the sole agents.

Please contact Amy Welsh for further information or to arrange a viewing:

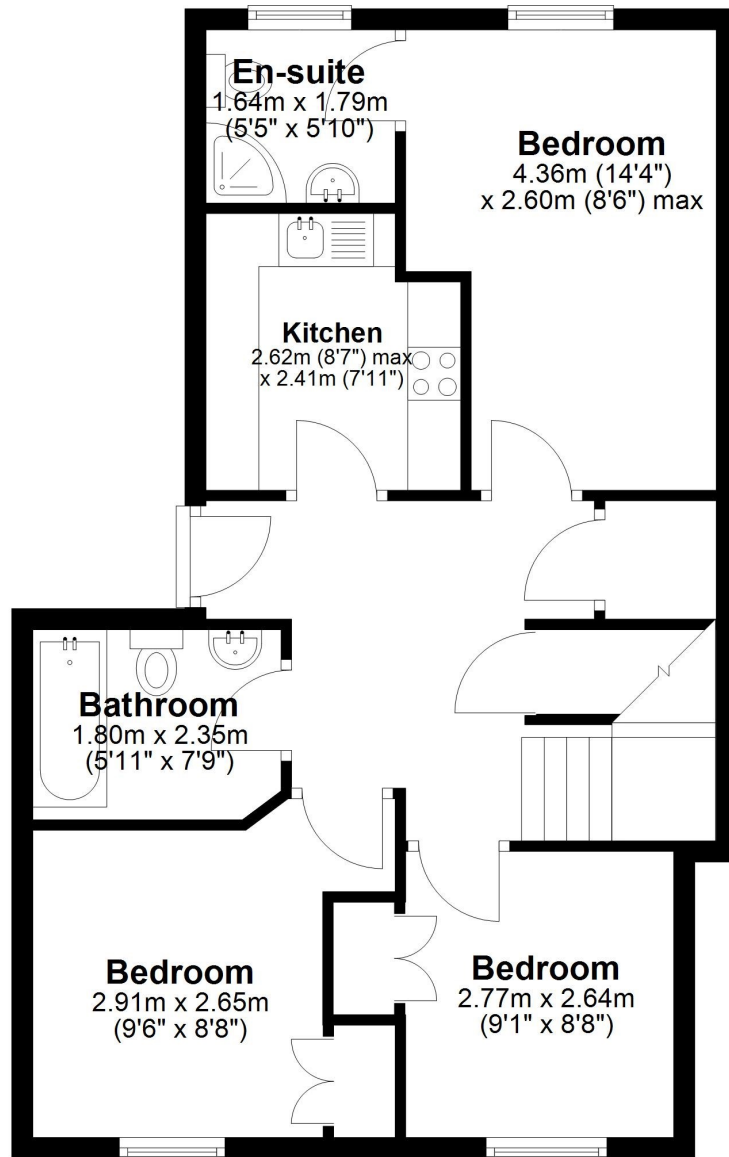
Tel: 01896 751300

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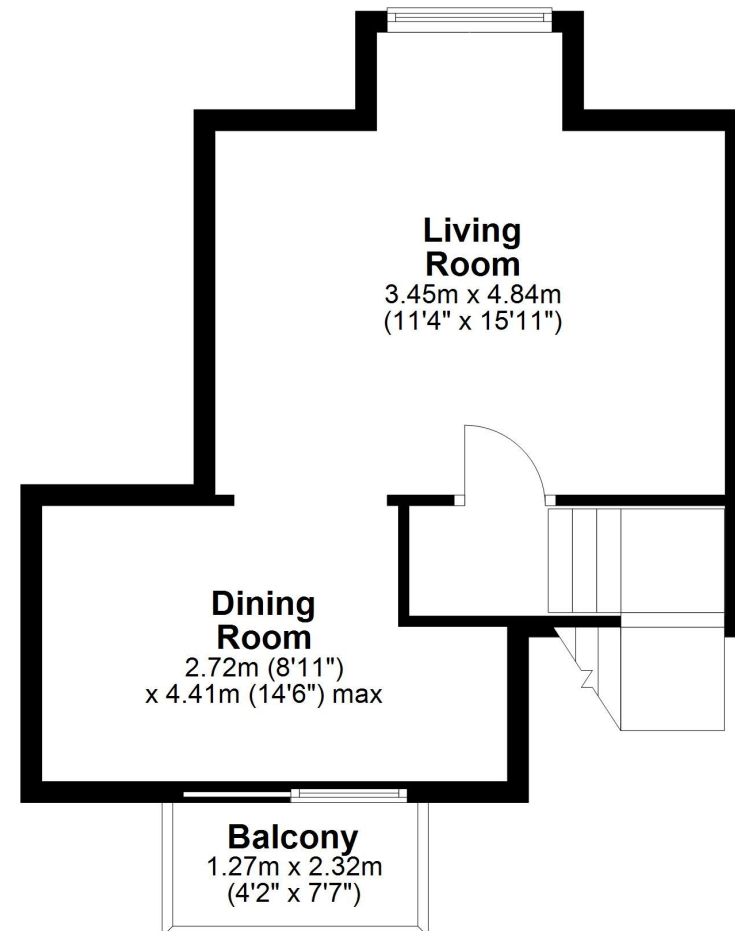
Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.8 sq. feet)





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