



126 ROXBURGH STREET

Kelso, TD5 7DY

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

# 126 ROXBURGH STREET

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126 Roxburgh Street, Kelso is a fantastic family home, lovingly cared for by its current owners and is in an enviable location in the historic market town of Kelso.

Kelso itself is situated on the banks of the River Tweed at its junction with the Teviot. It is ideal for fishing enthusiasts and Kelso also has an 18-hole golf course and race course. Floors Castle also sits on the banks of the River and is also only a short half our walk away from the property

The town is protected to the North by the Lammermuir Hills and the Cheviots to the south. Kelso itself has a wide variety of local shopping and recreational facilities and a great deal more than normal daily requirements are catered for in this location. There is also a good choice of banking, building society and Post Office services. There are two primary schools and a secondary school found in the town. The new Borders Railway line has a train on a half-hourly service at peak times over seven days of the week. The rail line runs from Tweedbank in the Scottish Borders to Midlothian, Edinburgh Waverley, connecting to the national and international rail network within an hour.

This attractive house, dating from the early 19th century, has an enviable south westerly aspect with terrific views over the River Tweed to Friarshaugh on the far side. The house is semi-detached and access to the front door directly from Roxburgh Street. The four-storey house is built of stone under a slate roof with raised margins. Inside, the hall leads into the split-level kitchen/family room on one side, and the living room on the other.

Running across the width of the house is a large sunroom with a balcony over-looking the Tweed and stairs down to the games room. On the first floor, there are two bedrooms with en-suite facilities, with two more bedrooms and an office/bedroom five on the second floor. The main bedroom has a balcony which makes the most of the fantastic view to the south and also the river and Junction Pool.

The gardens and grounds at 126 Roxburgh Street sit at the northeastern end of its plot which extends to approximately 0.12 acres. Separating the garden from the “cobbie” is a stone wall. A pedestrian gate opens from the garden onto the cobbie. The rear of the house looks out onto Friars Haugh, which hosts the “Point to point” meetings.

The garden has been extensively landscaped with stone terracing and a system of pumped water features which flow from both sides of the garden into the main pond situated beneath an ornamental bridge. Throughout the garden, there are different places to sit and enjoy the surroundings. Attached to the back wall is a very large storage shed. (Roughly seven meters by three meters).

VIEWS OF KELSO ABBEY , SHEDDEN PARK, HUNE CASTLE & THE SQUARE





SITTING ROOM



SUN ROOM/DINING ROOM



FAMILY ROOM





BEDROOM THREE



BEDROOM FOUR



BEDROOM FOUR



BATHROOM



BEDROOM THREE

# PROPERTY SPECIFICATIONS

## Approximate Dimensions (Taken from the widest point)

Basement Level

Family Room 8.82m (28'11") x 6.22m (20'5")

Ground Floor

Lounge 7.37m (24'2") x 3.89m (12'9")  
 Kitchen 3.89m (12'9") x 2.40m (7'10")  
 Sitting Room 7.42m (24'4") x 4.91m (16'1")  
 Dining Room/ Sun Room 11.03m (36'2") x 3.56m (11'8")  
 Shower Room 2.22m (7'3") x 1.70m (5'7")  
 Utility Room 2.66m (8'9") x 2.22m (7'3")

First Floor

Master Bedroom 3.89m (12'9") x 3.80m (12'6")  
 En-Suite Bathroom 3.40m (11'2") x 2.04m (6'9")  
 Bedroom 2 4.22m (13'10") x 4.19m (13'9")  
 En-suite 2.35m (7'9") x 1.23m (4')  
 Study 3.04m (10') x 2.18m (7'2")  
 Bathroom 4.33m (14'2") x 1.86m (6'1")

Second Floor

Bedroom 3 4.47m (14'8") x 3.87m (12'8")  
 Bedroom 4 4.47m (14'8") x 4.41m (14'6")

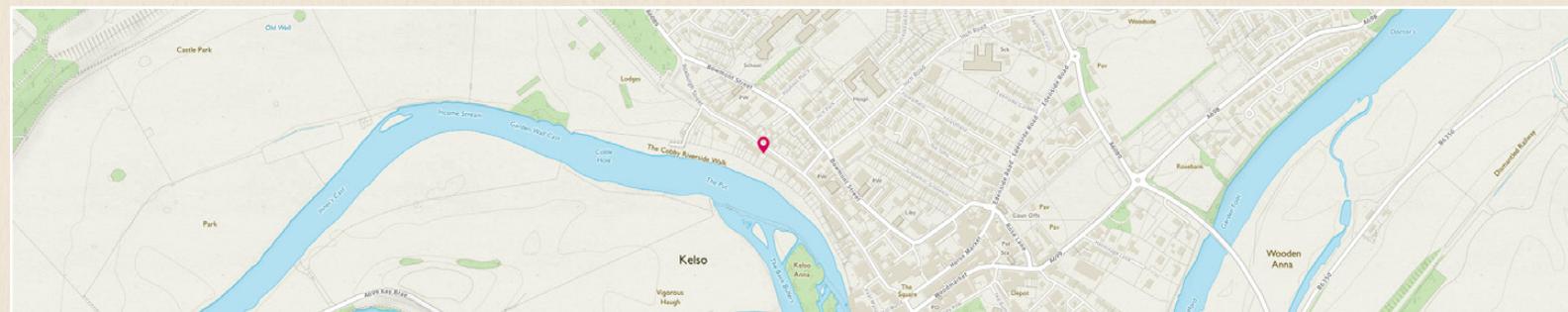
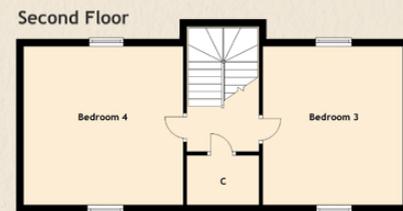
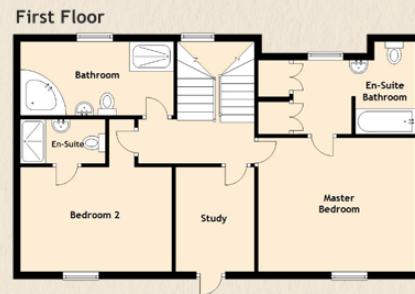
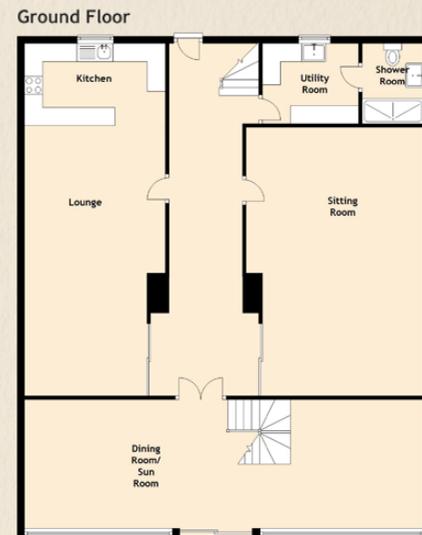
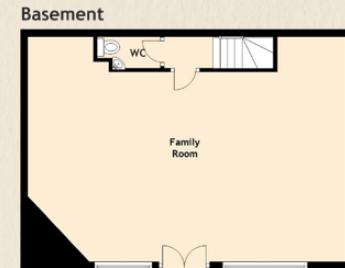
**Gross internal floor area (m<sup>2</sup>): 243m<sup>2</sup>**

**EPC Rating: E**

**Extras (Included in the sale)**

Floor coverings, light fittings, blinds, range cooker, garden shed.

Other items may be available by separate negotiation.



...THIS ATTRACTIVE HOUSE,  
 DATING FROM THE EARLY 19TH  
 CENTURY, HAS AN ENVIABLE  
 SOUTH WESTERLY ASPECT WITH  
 TERRIFIC VIEWS OVER THE RIVER  
 TWEED...





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01896 800 440  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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 Surveyor



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**VIKTOR VASS**  
 Photographer



Layout graphics and design  
**BEN DAYKIN**  
 Designer