



**50 BERRYMOSS COURT**  
KELSO, SCOTTISH BORDERS



# 50 BERRYMOSS COURT KELSO, SCOTTISH BORDERS

Three bedroom terraced house in a sought after location.

Borders Rail Link 16 miles ■ Berwick upon Tweed 25 miles  
■ Edinburgh 44 miles

- 1 reception room, 3 bedrooms.
- Spacious and bright throughout.
- Walking distance to Broomlands Primary School and High School.
- Driveway and private garden.
- Set in a quiet location.
- Gas central heating and double glazing.

**Galbraith**

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**OnTheMarket**



## SITUATION

50 Berry Moss Court enjoys a peaceful residential location to the north of Kelso's town centre.

Arguably the most attractive of the Borders towns Kelso is set in an area of great scenic beauty and is noted particularly for its fine Market Square where you will find a range of shops and supermarkets. Schooling is available locally including Kelso High School and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally. Kelso has good road links with the other principal towns in the Borders and The Borders Railway provides a regular train service between Tweedbank and Edinburgh. There is a main East Coast line railway station at Berwick-upon-Tweed.

## DESCRIPTION

50 Berry Moss Court is an excellent mid-terraced dwelling spanning two floors offering spacious family accommodation both inside and out. The dining kitchen is of generous size with open plan dining area and rear door to private garden.

The carpeted staircase leads to the first-floor landing and opens to three well-proportioned bedrooms, shower room and ample storage space.

## ACCOMMODATION

Ground Floor:

Entrance hallway, sitting room, dining kitchen, WC.  
Storage cupboards.

First Floor:

Landing, three bedrooms and shower room (with shower cubicle, WC and wash hand basin).  
Storage cupboards, access to attic.

## GARDEN AND GROUNDS

Garden and driveway to the front with private enclosed garden to rear.

There is a useful external store adjacent to the front door and timber shed in the rear garden, perfect for storage.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Mains	Mains	Mains	Gas	Band C	C72	Available

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/drones.galaxies.fidelity](https://w3w.co/drones.galaxies.fidelity)

## DIRECTIONS

From The Square head along Woodmarket, continuing straight on at the mini-roundabout in to Shedden Park Road. Turn left at the next mini-roundabout and head up Dryinghouse Lane. Go straight on at the next two roundabouts and then take the second turning on your left in to Oakfield Court. Continue along this road and 50 Berry Moss Court is on your left.

## VIEWINGS

Strictly by appointment with the selling agents.

## POST CODE

TD5 7NP

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

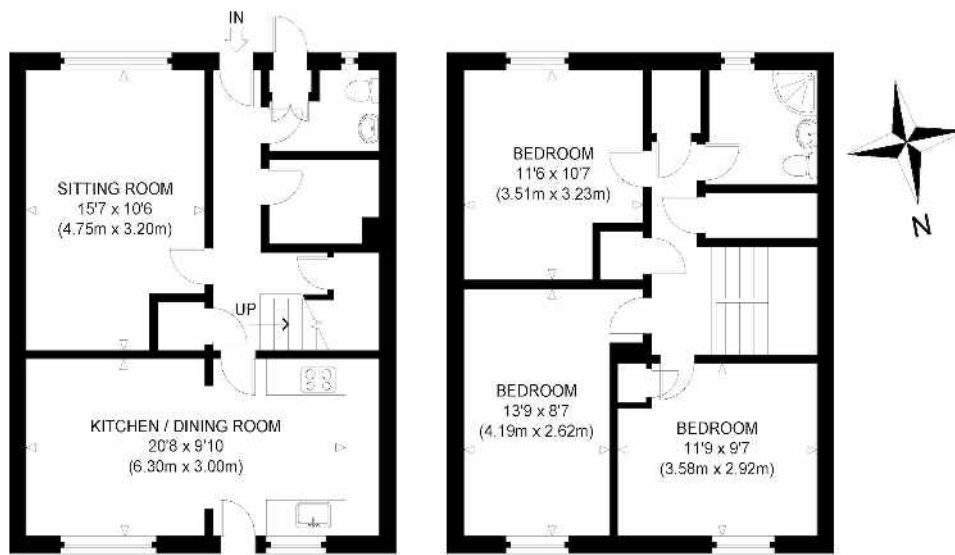
## TENURE

Freehold

## 2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 540 SQ FT / 50.2 SQ M

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 540 SQ FT / 50.2 SQ M

## BERRYMOSS COURT

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1080 SQ FT / 100.4 SQ M

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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## IMPORTANT NOTES

**1** These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. **3** These particulars shall not be binding on our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. **4** Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. **5** Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. **6** Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. **7** In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. **8** Photographs taken in January 2025.

