



3 WOODMARKET

KELSO, SCOTTISH BORDERS

Galbraith



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Superb opportunity to acquire a unique property in Kelso's Market Square

Tweedbank/Borders Railway 16 miles
Berwick upon Tweed 25 miles ■ Edinburgh 44 miles

- Forming the three floors above existing shops and offering scope to develop into a grand townhouse or individual apartments.
- Unique period features.
- Set over three floors and attic space.
- Own main door entrance.
- Adaptable layout.
- Central location.
- Views over the Market Square.

Galbraith

Scottish Borders
01573 224244
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A member of
OnTheMarket





GENERAL

3 Woodmarket has an excellent, central location within Kelso's town square, enjoying superb views over the Market Square.

Arguably the most attractive of the Borders towns Kelso is situated at the confluence of the Rivers Tweed and Teviot and offers a fine range of local shops and major 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 Coastline railway station at Berwick-upon-Tweed.

DESCRIPTION

3 Woodmarket comprises the three levels above existing shop premises in a fine traditional building dating back to the 1700s. This is a superb opportunity to acquire a magnificent property in the centre of Kelso and develop into either a grand town house in a prime location within the town or into separate apartments.

The accommodation is accessed on ground level by its own main door to Woodmarket. Stairs lead to the three levels.

The first floor is designated as office accommodation and comprises three offices with views over Kelso's Market Square, stores and WC.

The second floor flat comprises a sitting room and bedroom (with further bedroom/nursery off) all with views over the Square and a modern fitted kitchen and bathroom.

The third floor is designated as storage space but has a footprint similar to the second floor and comprises three rooms to the front with views to the Square, room to the rear (potential kitchen), further room with plumbing (potential bathroom).

Stairs lead to the attic level with good attic space suitable for conversion.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Floor	Water	Electricity	Drainage	Heating	Rateable Value/Council Tax	EPC	Broadband
Frist Floor (Offices) 3A Woodmarket	Mains	NO	Mains	NO	Rateable Value £3,300 p.a.	N/A	Not connected.
Second Floor (Flat) 3B Woodmarket	Mains	Mains	Mains	Gas	Council Tax: Band B	D65	Not connected
Third Floor (stores) 3C Woodmarket	Mains	Mains. Connection from 3B	Mains	NO	N/A	N/A	Not connected

* 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/stitching.treating.engine

POST CODE

TD5 7AT

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

TENURE

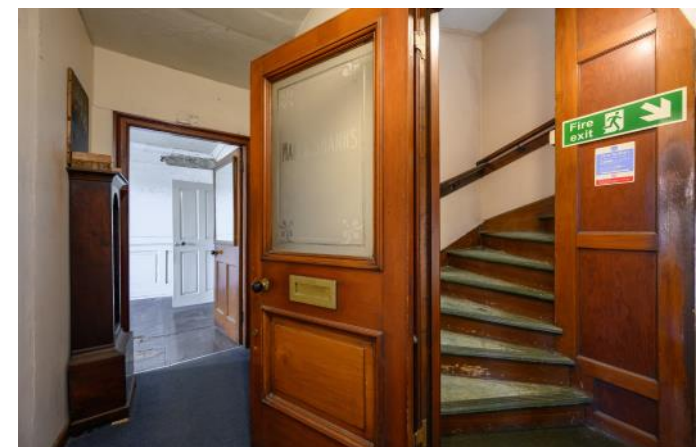
Freehold.

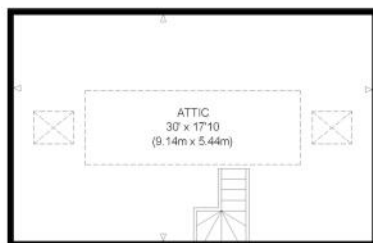
SOLICITORS

Lindsays, Caledonian Exchange, 19A Canning Street,Edinburgh, EH3 8HE.

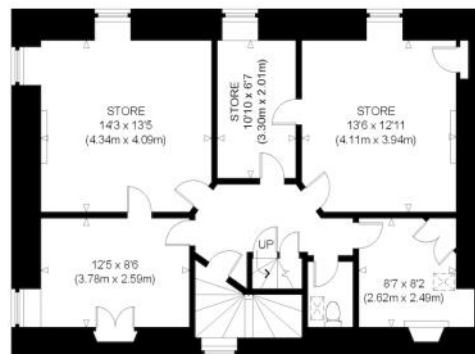
2017 ANTI-MONEY LAUNDERING REGULATIONS

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.

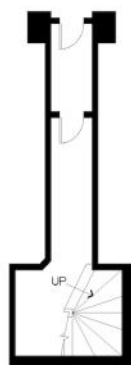




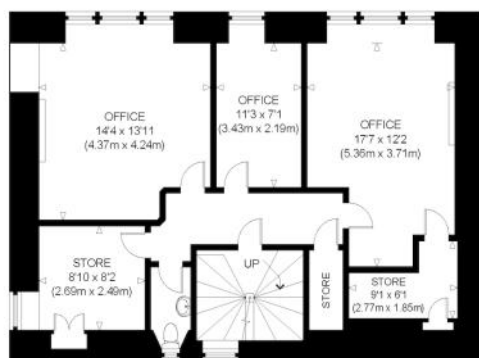
FOURTH FLOOR
GROSS INTERNAL
FLOOR AREA 535 SQ FT / 49.6 SQ M



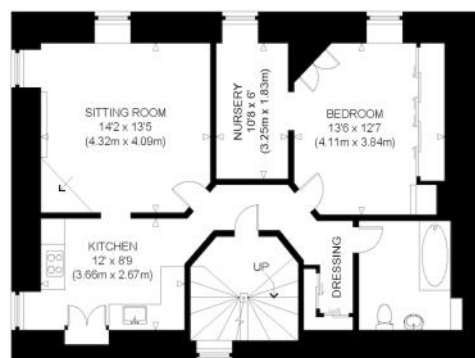
THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 820 SQ FT / 76.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 127 SQ FT / 11.8 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 836 SQ FT / 77.7 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 794 SQ FT / 73.8 SQ M

WOODMARKET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3112 SQ FT / 289.4 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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 whether acted on or otherwise, unless the same is incorporated within a written document, signed by 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 solicitors 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 Solicitor, 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 agents 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 March 2025.





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