



Offers Over £140,000

- End Terraced House
- Living Room
- Modern Shower Room
- Gas Central Heating
- Communal Garden Ground

- 2 Spacious Bedrooms
- Kitchen / Diner
- Neutral Decor Throughout
- Patio Front Garden
- Close to Town Centre

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

01361 882 752 | [info@melroseporteous.co.uk](mailto:info@melroseporteous.co.uk) | [www.melroseporteous.co.uk](http://www.melroseporteous.co.uk)



9 Victoria Place, Kelso, TD5 7JJ

#### LOCATION:

Kelso is one of the Scottish Borders' most admired towns, celebrated for its handsome Georgian architecture, vibrant cobbled square and strong sense of community. Positioned at the meeting point of the Rivers Tweed and Teviot, the town enjoys a picturesque setting with lovely riverside walks, historic landmarks and an inviting mix of independent shops, cafes and local eateries. The town provides excellent everyday amenities including supermarkets, primary and secondary schooling, sporting facilities and a range of outdoor pursuits. Kelso Racecourse and the world-famous Floors Castle contribute to the area's rich cultural and recreational appeal, while the surrounding countryside offers superb opportunities for walking, fishing, cycling and equestrian interests. Well connected for travel throughout the Borders and beyond, Kelso offers an attractive balance of rural tranquillity and thriving town life, making it a highly sought-after location for families, commuters and those seeking a quality lifestyle in a beautifully historic setting.

#### DESCRIPTION:

Quietly situated at the far end of a peaceful cul-de-sac, 9 Victoria Place presents a delightful and traditional townhouse offering well-appointed accommodation over two floors. Enjoying an enviable position within easy walking distance of the town's amenities, this charming property would make an ideal permanent residence or an appealing second/holiday home for those seeking a convenient base in the area. The interior is brimming with character and has been tastefully upgraded by previous owners to create a contemporary yet homely feel throughout. The welcoming lounge features a focal-point fireplace and neutral decor, leading through to an impressive open-plan dining kitchen to the rear. This versatile space includes a generous seating area, excellent built-in under-stair pantry area and a well-fitted kitchen, a perfect hub for modern living. From the rear hall, access is provided to the back door and to a stylish, modern shower room. On the upper floor, the property boasts an exceptionally spacious principal bedroom, complemented by a further well-proportioned double bedroom across the landing.

#### EXTERNALLY:

A small area of low maintenance garden lies to the front with a further courtyard area / lane to the rear. There is a shared drying green nearby which is predominately laid to grass.

#### SERVICES:

Mains Electricity, Gas, Water & Drainage.



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#### FLOOR PLAN:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### ACCOMMODATION:

- ENTRANCE VESTIBULE (1.14M X 0.90M)
- LIVING ROOM (3.29M X 3.00M)
- DINING AREA (4.09M X 2.32M)
- KITCHEN AREA (2.46M X 2.13M)
- SHOWER ROOM (2.01M X 1.00M)
- BEDROOM 1 (4.25M X 3.32M) at widest
- BEDROOM 2 (4.22M X 2.36M) at widest
- HALLWAY (3.27M X 0.94M)
- KITCHEN / DINER / UTILITY AREA
- UTILITY / PANTRY AREA (1.83M X 0.95M)
- REAR HALL (2.13M X 0.91M)
- LANDING (1.19M X 0.93M)
- DRESSING AREA (1.34M X 0.82M)

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#### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents  
Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire,  
TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest  
may be advised of any closing date fixed for offers. These particulars are for guidance only. All  
measurements were taken by a laser tape measure and may be subject to small discrepancies.  
Although a high level of care has been taken to ensure these details are correct, no guarantees  
are given to the accuracy of the above information. While the information is believed to be  
correct and accurate any potential purchaser must review the details themselves to ensure  
they are satisfied with our findings.



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your property and provide you with an accurate price.  
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