



Central Guesthouse, 51 The Square, Kelso, TD5 7HF



Offers Around £375,000

- Guesthouse Accommodation
- Room 2 - Twin Room
- Room 4 - Twin Room
- 5 x En-Suite Facilities
- Room 1 - Self Contained Flat
- Room 3 - Family Suite
- Room 5 - Double Room
- Central Kelso Location

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 N/A

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LOCATION:

Situated at 51 The Square, Kelso, in the Scottish Borders, The Central Guesthouse occupies a prime position in the town centre. Being directly on the Market Square provides high footfall, excellent visibility, and easy access to local amenities. Kelso is well known for its charming historic core, boutique shops, cafes, cultural events and its appeal to tourists exploring the Borders region. Kelso's accessibility is strong: road links to Edinburgh which is approx. 44 miles, to Carlisle and the north of England are convenient, making it a good base for visitors. The area is prized for its scenery, nearby riverside walks, golfing and horse racing. Moreover, there is consistent demand for accommodation due to both leisure travellers exploring the Borders and business visitors. Potential purchasers will value that being in the town centre brings proximity to shops, restaurants, visitor attractions, such as Floors Castle, which is nearby and essential services. The property's visibility over the Market Square means not just views, but exposure that aids on street signage, walk in traffic, and a strong local presence. Altogether this location supports a stable business model with room for growth, especially during tourist seasons or for regional travellers.

DESCRIPTION:

The Central Guesthouse offers an exceptional opportunity to acquire a well established and attractively appointed property in the heart of Kelso. Housed in a Grade II listed building, the Guesthouse combines historic character with modern comfort. Accommodation comprises a self contained flat / owner's accommodation alongside several en-suite rooms, including twin, double rooms as well as a family room with kitchenette and all with private bathrooms / shower rooms. Each room is thoughtfully equipped with TV, hair dryer and full linen and towels are supplied. Some rooms also provide kitchen essentials such as a microwave, fridge, toaster and tea & coffee facilities. All accommodation is arranged on a self serve basis, which gives flexibility and potential for multiple revenue streams. The capacity is for up to 12 guests, making it ideal for small groups, couples, tourists or business visitors. The property enjoys attractive views overlooking the Market Square, which ensures high visibility and charming outlook. The property is set up ready to go (subject to legislation and obtaining their own licence from the Scottish Borders Council). The current set up has minimal overhead in terms of rates and no out of hours management needed for full board, as it does not provide B&B but rather self catering accommodation. This can simplify operations and staffing. With the right marketing, the property could also benefit from seasonal or event driven occupancy boosts, such as festivals, weddings or Border tourism.

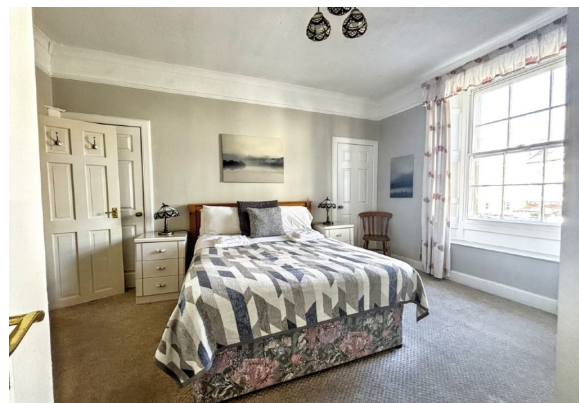
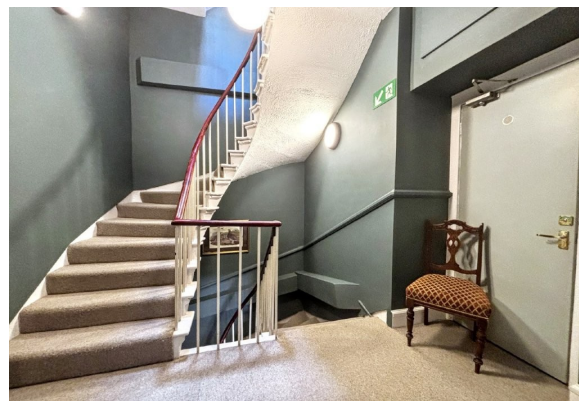
EXTERNALLY:

The property is accessed directly from the historic cobbled square in Kelso.

SERVICES:

Mains Electric, Water & Drainage.

The subjects are assessed to a Rateable Value of £5,000 effective from 01-April-2023. Internal Area 174.77m²



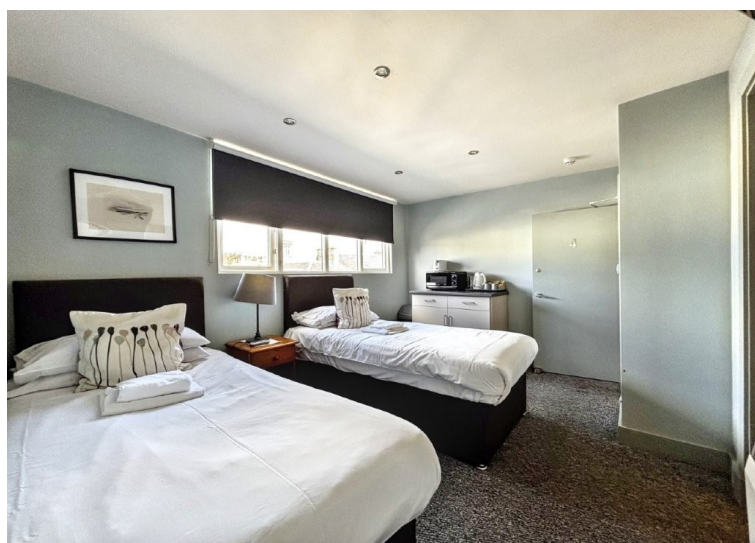
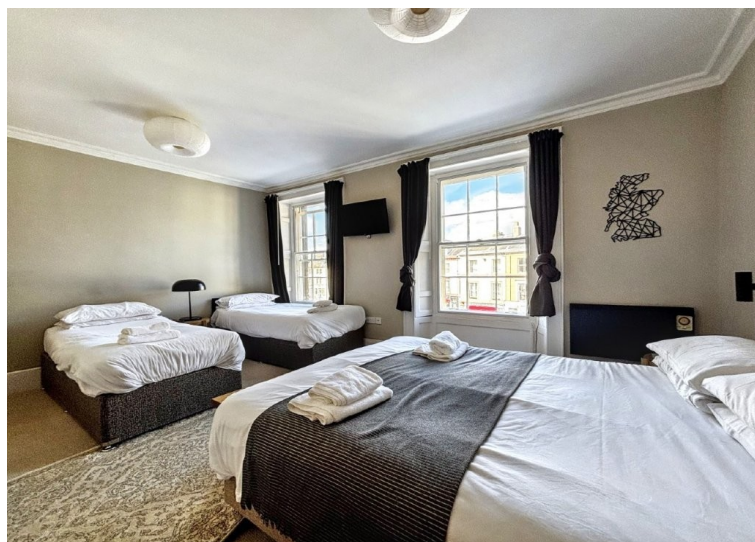
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FLOOR PLAN:



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
- 1st FLOOR LANDING (3.06M X 1.56M)
- LIVING / KITCHEN (7.63M X 2.93M)
- EN-SUITE BATHROOM (1.86M X 1.86M)
- ROOM 2 - TWIN ROOM (4.18M X 3.46M)
- KITCHENETTE (2.34M X 1.20M) at widest
- LAUNDRY CUPBOARD (2.17M X 1.41M)
- ROOM 4 - TWIN ROOM (3.93M X 2.92M) at widest
- ROOM 5 - DOUBLE ROOM (3.56M X 3.41M) at widest
- GROUND FLOOR HALL / STAIRS
- ROOM 1 ENTRANCE (2.35M X 2.13M)
- BEDROOM 1 (4.23M X 3.43M) at widest
- 2nd FLOOR LANDING (3.09M X 1.55M) at widest
- ROOM 3 - FAMILY ROOM (5.18M X 3.96M)
- EN-SUITE SHOWER ROOM (1.90M X 1.40M)
- 3rd FLOOR LANDING (2.47M X 1.54M)
- EN-SUITE SHOWER ROOM (2.93M X 1.83M)
- EN-SUITE SHOWER ROOM (2.69M X 1.05M) at widest

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IMPORTANT INFORMATION:

By mutual arrangement. 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.



Book your Free, no-obligation property appraisal & valuation.

Request a home visit for one of our team to thoroughly review your property and provide you with an accurate price. You can find more information on our website.