The Borders Burghs Archaeology Project was set up in July 1983, under the direction of Piers Dixon, by the sponsors, the Borders Architects Group, with funding from the Manpower Services Commission. The Project's aim was to carry out archaeological excavations in Kelso and Jedburgh at sites which were due to be developed. It also conducted excavations in Eyemouth, Stow and Peebles, including a Bronze Age short cist at King's Meadow, Peebles (Fine 1985, 3), which has been restored for public display in situ. In addition, research excavations were carried out in the grounds of Floors Castle, on the site of the deserted settlement of Wester Kelso, and in the grounds of Springwood Park, on the site of the deserted settlement of Roxburgh Newtown or Bridgend. A watching brief was also carried out on a site at 10 Abbey View, Kelso. Of these sites, this report deals with two sites in Kelso (13-19 Roxburgh Street and Chalkheugh Terrace), three sites in the grounds of Floors Castle, and the site of the medieval tolbooth in Bridgegate, Peebles. Separate reports have been published on the excavations in Jedburgh (Dixon et al 2000), at Bishop's Palace, Stow (Cox et al 2000) and at Springwood Park (Dixon 1998). In addition, the excavations at Cuddyside, Peebles in 1993 and 1994 by the Scottish Urban Archaeological Trust are reported on here. The preparation of the present report was funded by Historic Scotland. The Project Archive will be deposited in due course with the NMRS in Edinburgh; the location of the finds will be determined by Historic Scotland's Finds Disposal Panel.