



54 Sydenham Court, Kelso, TD5 7NR

Guide price £175,000



54 Sydenham Court, Kelso, TD5 7NR

- Semi-detached house
- Large Garden
- Off Street Parking
- Private Garden
- Quiet Residential Location
- 3 Bedrooms
- Gas Central Heating
- Ideal Family Accommodation
- Excellent Local Amenities

We are delighted to offer this 3 bedroom semi-detached house situated on the outskirts of Kelso. The property offers modern, free flowing accommodation with a large garden and driveway. A wide range of amenities are available a short distance away in the town centre, this property would be ideally suited to a family or first time buyer.

ACCOMMODATION

- ENTRANCE HALLWAY - LOUNGE - KITCHEN - WC - THREE BEDROOMS - FAMILY BATHROOM



Internally

Upon entering the property, you are greeted in to the entrance hallway where you have access to the lounge, kitchen and downstairs WC. Both lounge and well-equipped kitchen sit to the rear of the property and has views over the garden. The useful downstairs WC completes the ground floor accommodation. The staircase leads to a bright and spacious hall. There is three well proportioned bedrooms and a family bathroom.

Kitchen

The modern and well equipped kitchen is fitted with a good range of wall and base cabinetry overlaid with laminated worktops with an inset sink unit. Integrated appliances include an electric oven, 4 point electric hob and extractor hood. There is space for a freestanding fridge and under counter space for a washing machine and dishwasher.

Bathroom

The family bathroom includes a modern 3-piece suite including WC, basin and bath with mixer shower and splashbacks.

The ground floor cloakroom is fitted with a compact basin and WC also with fitted splashbacks.





Externally

The property benefits from a large back garden laid with lawn surrounded by a timber fence. To the front of the property, there is a gravelled driveway allowing for parking for up to two vehicles. There is also a handy timber clad store.

Location

The property sits close the centre of Kelso. This historic town lies at the confluence of the River Tweed and Ettrick Water, and is one of the most popular towns in the Scottish Borders. The town boasts a range of amenities including hotels, bars and restaurants, specialist shops and supermarkets. Schooling is available locally including the recently built Kelso High School. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse, and Floors Castle, at the seat of the Duke of Roxburghe. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Fixtures & Fittings

All fitted carpets/ floor coverings, blinds and integrated appliances are to be included within the sale.

Services

Mains water, electric and drainage.

Council Tax

Council Tax Band B.

Viewings

Strictly By Appointment via James Agent.

Offers

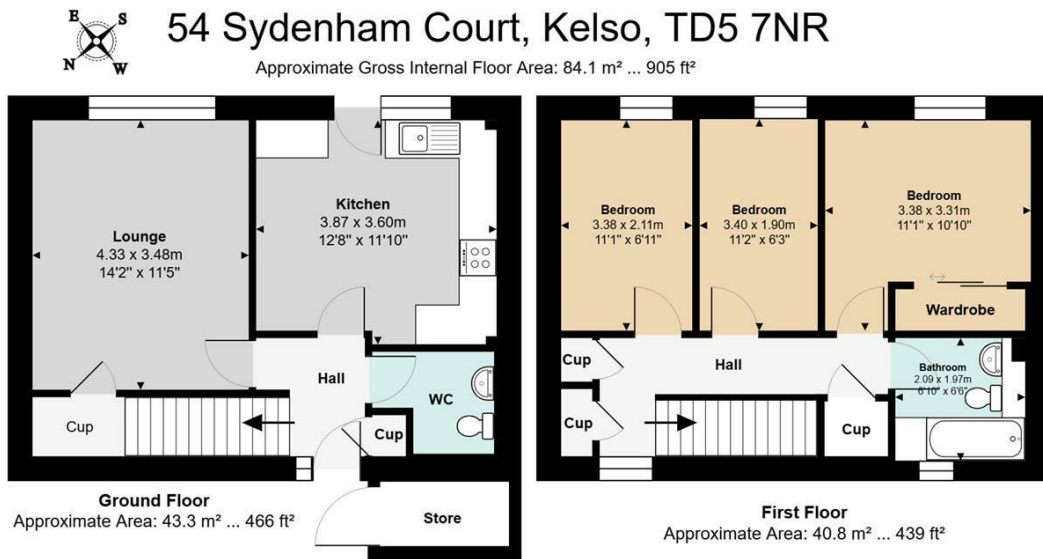
All offers should be submitted in writing in standard Scottish Legal format by your solicitor to James Agent (the selling agent). All interested parties are advised to instruct a note of interest via their solicitor. In the event of a closing date being set the Seller shall not be bound to accept any offer and the seller also reserves the right to accept any offer at any time.



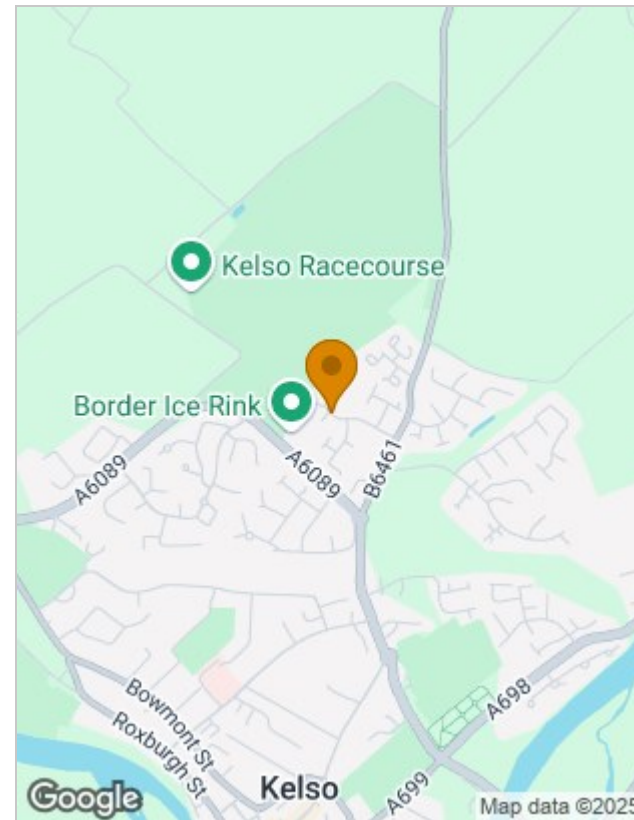


Floor Plans

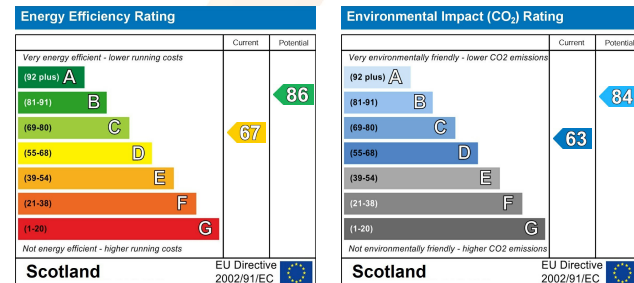
Location Map



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Performance Graph



Viewing

Please contact us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

1 The Wynd Buccleuch Street, Melrose, Roxburghshire, TD6 9LD