

31D The Square

Kelso, TD5 7HL

A Bright, One Bedroom Flat with Stunning Views Over the Cobbles of Kelso
For Sale As A Whole, Potential Portfolio Sale With 31C • Offers over £45,000

Edwin
Thompson





BRIEF RESUME

- One Bedroom Flat
- First Floor
- Development Opportunity
- Bright and Good Sized Rooms
- Town Centre Location
- NIA 31.5sq m (339 sq ft) or thereby

DESCRIPTION

Flat 31 D is a bright and well-proportioned flat in an optimal location in Kelso town centre. It has large windows to the front of the property letting floods of light into the living room and bedroom. The property has fantastic potential to a property developer, or a buy to let investor looking for a project to take on. 31D needs a good deal of restoration to put it back to a modern habitable space, the flat is presented in a basic order, with some stunning original features to be unveiled, this offers scope for any potential purchaser to make an investment, by renovating to a high standard internally to resell on the sales market, alternatively, they could use it to start or add to a rental portfolio. The property will appeal to investors or first time buyers looking to renovate add value.

LOCATION

31D offers views of the town centre and the well-known ‘cobbles’ of Kelso. It benefits greatly from the prime location on The Square which could be a great selling factor, particularly those looking to let out short term holiday lets. On the banks of the River Tweed, Kelso is protected to the north by the Lammermuir Hills and the Cheviots to the south. It lies in one of the most beautiful glens

in the country. The town provides an extensive range of amenities ranging from a variety of specialist shops and boutiques, supermarkets, restaurants, an ice rink and swimming pool. Local tourist attractions include the historic Floors Castle and Mellerstain House with a variety of outdoor pursuits in the area including golf at the renowned Roxburgh Golf Course, fishing on the River Teviot and Tweed, National Hunt racing and walking in the spectacular countryside.

Local schooling includes two primary schools and Kelso High School. The property is well positioned for a young professional or couple with all local amenities on their doorstep. Kelso promotes the outdoor way of life with many walks and country pursuits on hand as well as a good selection of Golf courses and other sports clubs. For commuting purposes central Edinburgh is approximately 40 miles away and there is a mainline rail station at Berwick which links to Edinburgh to the north and has a high-speed link to London to the south. The Borders Railway provides a direct service to Edinburgh in under one hour from Tweedbank near Galashiels. The Scottish Borders is well-known for its stunning scenery and quality of life and there are a variety of outdoor pursuits in the area. On a broader note, the Scottish Borders region offers a quality of life that is second to none and in an area of 1800 square miles there is certainly plenty of space to enjoy our beautiful unspoilt countryside and individual towns.

Leave the congestion and overpricing behind and discover for yourself what a fantastic place the Borders is to live, work and play.

Home to world class activities and attractions, it’s no wonder that the area is so popular with visitors who come here to enjoy mountain biking at Glentress, salmon fishing on the Tweed, walking in our hills and forests or diving off the Berwickshire coast. The area is also known for its’ spectacular Common Ridings, when whole communities come together to celebrate each town’s individual heritage and to cheer on hundreds of horses and riders every summer. The Borders is also a heartland of rugby in Scotland, with the names of our local towns being synonymous with the game and of course Melrose being the original home of rugby sevens. From our historic towns to rural villages, wherever you go you will be struck by the warmth of the welcome in our communities and the real pride people have in living in this wonderful part of the world. With good transport links, an excellent education system and stunning countryside, we encourage purchasers from out with the area that a move to the Scottish Borders really could be the best move of their lives.

AREAS

The property has been measured to provide the

Description	Sq m	Sq Ft
31 D The Square	31.5	339

following approximate areas:

E & oe Measurements taken using a laser measurement device.



Accommodation

The accommodation currently comprises:
First floor: Entrance hall, bathroom, living room,
kitchen and bedroom

Energy Performance Certificate

E40

Services

All mains services are understood to be connected with the main heating system being gas fired.

Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

What3words///

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Viewing

By appointment with the sole agents.
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