



17 Shedden Park Road

Kelso, TD5 7AJ



A Charming Traditional Townhouse Just Off The Cobbled Square, Hosting A Choice Of Public Rooms, Potential For Three Bedrooms & A Private Rear Garden.



17 SHEDDEN PARK ROAD

This striking stone built townhouse sits in a charming row opening just off the bustling cobbled town centre. Ideal for those in search of a central position for amenities and nearby facilities, 17 Shedden Park Road is an obvious choice as a second home or holiday investment, with Kelso proving to be a popular choice for tourists, visiting families and sporting enthusiasts.

The property has an attractive traditional frontage; from the original stone walling and iron gate to the feature astragal paned windows. Internally, the hallway extends to a choice of public rooms, with a bright dining room to the front, partitioned off the kitchen to create the flexibility of a public room or third bedroom. The living room and open plan kitchen sits to the rear, with direct access to the rear garden, and with a rear hall opening to a ground level cloakroom with W/C. Upstairs, two generous double bedrooms are serviced by the family bathroom.

The garden sits to the rear and is accessed directly from the kitchen, and hosts a super private space to enjoy. The garden is largely laid to lawn with planted borders, drying poles and a substantial shed to the far end.

LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

ACCOMMODATION LIST

Entrance Hall, Dining Room/Bedroom Three, Open Plan Family Room & Kitchen, Rear Hall, W/C. First Floor Two Double Bedrooms, Bathroom.

FEATURES

- Well Presented in Neutral Tones
- Character Feel & Features
- Family Size Proportions
- Central Position
- Private Rear Garden

SERVICES

Mains water, electric and gas. Gas central heating.

ADDITIONAL INFORMATION

All flooring and integrated appliances as viewed are included in the sale price. The Property is Grade C listed.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band E.

MEASUREMENTS

See Floorplan

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £175,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.