



# Greenbank, 141 Roxburgh Street

Kelso, TD5 7DU



A short stroll across the cobbles to the River Tweed and glorious open countryside, this is an enviable town central position which allows for a rural aspect. The property is spacious and well presented with a garden and off road parking.



## GREENBANK

In a sought after location set just off the cobbled square, and with views towards the Cobby and River Tweed, Greenbank is a striking traditional built property providing generous accommodation, an enclosed garden and private parking. Ideal for a family or those looking to utilise the position for a range of nearby facilities, sporting activities and amenities, the property is in excellent condition throughout.

Positioned to the far end of this charming street just below the striking entrance to Floors Castle, Greenbank opens to a choice of public rooms on the ground floor; including a comfortable living room with a woodburning stove, and a dining room across the hall adjoining the kitchen. The kitchen overlooks the rear garden and is fitted with a selection of wall and base units and a well-considered extension to the far which hosts a utility and boot room with a shower room opening off. Upstairs, three bright and well-presented double bedrooms enjoy outlooks towards the river, with a fitted family bathroom and excellent in-built storage also on this level.

Externally, a gated entrance opens to off-street parking, with the garden itself being fully enclosed and providing a section of lawn, with three substantial outhouses ideal as workshop or storage areas, with a pergola seating area and neat paving.

## 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, Living Room, Dining Room, Kitchen, Utility Room,

Shower Room, Under Stair Storage. First Floor Three Double Bedrooms, Family Bathroom, In-Built Storage. Garden, Parking, Outhouses.

## HIGHLIGHTS

- Excellent Location
- Ideal Family Home
- Walking Distance to Facilities, Countryside & Amenities
- Well Kept as Reflected in Home Report
- Off Street Parking
- Adaptable Accommodation
- Central Kelso

## SERVICES

Mains gas, electric, water & drainage. Gas Central Heating. Double Glazing.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY

Band D.

## VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

## MEASUREMENTS

See Floorplan.

## MARKETING POLICY

Offers over £320,000 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](mailto: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.



