



7 Teviot House
Kelso, TD5 7FD



Luxury Penthouse Apartment On Two Levels
With Rooftop Balcony, Allocated Private
Residents Parking And Secure Entry System.



With excellent room proportions and wonderful levels of natural light, this luxurious penthouse apartment is positioned in the heart of the vibrant town of Kelso and due to its position on Bowmont Street, the fabulous roof terrace boasts views over the River Tweed and towards Floors Castle in the distance. With accommodation over two floors, you could be forgiven for thinking you were in a modern city centre apartment. Presented in immaculate, move in condition having been recently re-carpeted and freshly decorated throughout providing an ideal purchase for those in search of a central and easily kept property with continental style balcony, private residents parking and secure entry phone system.

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.

HIGHLIGHTS

- Allocated Private Residents Parking
- Luxury Penthouse Apartment
- Town Centre Location
- Quality Finishes
- Ideal Buy to Let, First Time purchase or those in search of a central location.
- Move in Ready - recently decorated and re-carpeted
- Continental Style Balcony

ACCOMMODATION

With a shared and well kept entrance hallway servicing the apartments, with security entry phone system and a rear door allowing access to the private parking area, 7 Teviot House is located on the second floor.

Benefitting from clean, crisp décor throughout, the interior is stylish and contemporary, making the perfect choice for those in search of move in ready accommodation.

Cleverly the layout has been designed to make the most of the space, with accommodation over two levels. All three bedrooms are located on the first floor together with the kitchen and family bathroom. Benefitting from an abundance of natural light with two front facing windows, this master bedroom is well proportioned with built-in double wardrobes and complete with

en-suite shower room. There are two further bedrooms, both double rooms with space for free standing furniture. The spacious family bathroom is fitted with a white three piece suite and excellent storage. The kitchen is particularly stylish and has been well designed, fitted with an excellent range of walls and base units and with the added benefit of integrated appliances.

With an abundance of natural light, the second floor is dedicated to the impressive lounge/dining room; this rooms extends from the front to the rear of the building and benefits from a dual aspect with triple windows to the rear which allow access on to the balcony which commands outlooks over the rooftops with the River Tweed and Floor Castle in distance. The decked balcony is a lovely space with a real continental feel, ideal for al fresco dining in the summer months.

EXTERNAL

The apartment benefits from private residents parking to the rear with an allocated parking space per property as well as the rooftop balcony as mentioned.

SERVICES AND ADDITIONAL INFORMATION

Mains water, electricity and drainage. Double glazing. Electric heating. Under floor heating in the en-suite and family bathroom. Monthly maintenance charge approx £56.57.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Band C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE AND MARKETING POLICY

Offers Over £170,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.