

3 Scott Place



## 3 Scott Place

Kelso, TD5 7JZ



This Modern Townhouse Sits Off The Main Thoroughfare Of Kelso, In An Excellent Location For Nearby Amenities, Transport Links And The Nearby Countryside Surrounding The Town



In neutral and bright tones throughout, this three bedroom property provides easily kept accommodation with off-street parking and a neat courtyard style rear garden. Having been a successful rental property for a number of years, 3 Scott Place offers obvious potential as an investment.

### 3 SCOTT PLACE

Opening off Bowmont Street, a generous mono paved resident's parking area sits to the front, with the property well screened from the road. The main door entrance opens to a large hall; with the dining kitchen situated to the far end and fully fitted with a range of wall and base units, integrated appliances and patio door onto the courtyard, there is an adjoining utility room ideal for laundry and such, and notably some neighbours have opened this space up to create a larger family style kitchen. Also set on the ground floor is a cloakroom with w/c, and neighbouring storage cupboard, again there is scope to create a shower room by incorporating the two. The first floor opens to an elevated and well-proportioned living room, with bedroom three across the hall. The upper level hosts two comfortable double bedrooms and a bathroom. Externally, is neatly kept and screened from the road. The courtyard to the rear is low maintenance and a super space for outdoor seating, pots and plants, or clothes drying, and being laid with pebbles and fully enclosed, it is perfect for a lock-up-and-leave style home.

### 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, Breakfasting Kitchen, Utility Room, Cloakroom, Coat Cupboard, Under Stair Storage. First Floor Living Room and Bedroom 3, Second Floor Two Further Double Bedrooms and Bathroom.

### KEY FEATURES

- Well Presented in Neutral Tones
- Generous Proportioned Accommodation
- Three Double Bedrooms
- Enhancement Potential
- Central Position
- Private Courtyard Garden
- Investment Potential as Let or Holiday Home

### SERVICES

Mains water, electric and gas. Gas central heating.

### ADDITIONAL INFORMATION

All flooring and integrated appliances as viewed are included in the sale price.

### 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.

### PRICE & MARKETING POLICY

Offers Over £199,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

### COUNCIL TAX BAND D

### ENERGY EFFICIENCY RATING C