



13 Forestfield
Kelso, TD5 7BX



Set within the popular location of Forestfield, Beaufort is a charming Georgian townhouse with welcoming accommodation including a choice of public rooms on the ground floor and three comfortable bedrooms, with a private enclosed rear garden and off street parking. The property and location is ideal for those perhaps downsizing and in search of a central position for amenities.



With a neat frontage and mono paved drive, the main entrance opens to a traditional, tiled vestibule and leads to the main hallway giving access to the reception rooms and ground floor cloakroom. The lounge with feature fireplace, is set to the front of the property and has a bright, dual aspect. The spacious dining kitchen overlooks the rear garden and has direct access to the sun room. Upstairs, there are 3 double bedrooms and a family bathroom. Externally, the level south facing, fully enclosed garden is a real delight, bursting with coloured perennials, well kept lawn and a charming patio area.

Externally, the garden is a real delight being fully enclosed, level and bursting with colourful perennials, a well-kept lawn and a charming patio area.

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.

FEATURES

- Stunning Georgian Period Townhouse
- Excellent Location for Facilities and Amenities
- Sought After Area
- Well Presented and Maintained – as Reflected in the Home Report.
- Charming Garden

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Cloakroom W/C, Lounge, Family Living Kitchen, Sun Room, Three Double Bedrooms, Family Bathroom.

SERVICES

Mains gas, electric, water and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band E.

ADDITIONAL INFORMATION

All fitted and fixed items, as viewed, are included in the sale price. 139m2 approx internally.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube. 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..

PRICE & MARKETING POLICY

Offers over £349,000 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.