



## 6 Abbey Court

Kelso, TD5 7JA



Set just off the cobbled streets of the bustling market town of Kelso, with the winding River Tweed and the stunning 12th Century Abbey as neighbours, this Georgian townhouse is a dream home for those in search of a fully renovated period property in pristine condition.



## 6 ABBEY COURT

6 Abbey Court sits on a quaint and traditional street opening just off the vibrant town square - with a striking white painted frontage, the surrounding properties are equally as impressive including the Turret House, St Andrews Episcopal Church, and of course the stunning 12th Century Kelso Abbey.

The charming property dates from around 1820, and is a successful blend of an elegant Scottish contemporary design with an artistic fusion, providing for modern life exceptionally well. A choice of two comfortable reception rooms open on the ground floor, along with a well fitted family kitchen, direct access to the private courtyard garden and an internal stair to the cellar.

The first floor extends to a further bright public room with a wonderful elevated view currently used as a sitting room, with a neighbouring single bedroom quietly nestled to the rear. The principal bedroom is set across the landing, finished in stylish muted tones with attractive wall panelling, and an adjoining dressing room. The main bathroom also opens from the first floor landing and is fitted with a four piece suite and separate shower, with useful vanity storage and demisting mirror.

The stair then continues to a second landing with mirrored proportions, hosting a king sized bedroom with in-built storage and an adjoining single bedroom perfect as a child's room or nursery. A sumptuous bedroom suite is set to the far end of the landing, with adequate space for living and office furnishings, with a well-appointed shower room set between the two. A fitted timber attic stair extends to a super storage area above.

The garden is a fantastic private area, a fully enclosed walled courtyard with access directly on street via a secure timber gate. Newly gravelled with a pergola seating area and mature planting. Ideal for those requiring easy access to a range of amenities, facilities and nearby countryside, the property is ideally suited to those perhaps downsizing who enjoy hosting guests, families with grown up children, or as a lifestyle change or second home, for which Kelso is an

incredibly popular spot.

## LOCATION

Glorious Kelso, proudly positioned at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Increasingly popular in recent years, it's an undisputed top pick for house hunters in the area— and with its vibrant cobbled market square filled with artisan shops and independent retailers, the town benefits new education facilities including a Primary and a state-of-the-art Secondary school, with excellent leisure, beauty and health services, and larger mainstream amenities also available such as supermarkets, Kelso provides for a variety of lifestyle and work requirements.

With an impressive history and Augustan Abbey at its heart, the area is also popular for visitors and tourists, with an excellent holiday trade and stunning landmarks such as Floors Castle. Surrounding the bustling town is uninterrupted countryside; with endless walks, trails and tracks to enjoy for sporting and outdoor types, and with excellent connections to further Border towns and easily commutable to Edinburgh or nearby Berwick, Kelso is a tried, tested and clear favourite!

## HIGHLIGHTS

- History & Character
- Beautifully Upgraded
- Holiday Home Potential
- Central Position
- Flexible Layout
- Superb Lifestyle Catchment
- Easily Kept Accommodation & Garden

## MEASUREMENTS

See Floorplan.

## SERVICES

Main gas, electric, water and drainage.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY

Band E.

## ADDITIONAL INFORMATION

All fitted flooring, curtain poles, curtains and blinds are included, along with the dishwasher, washing machine, fridge freezer, hob, oven and light fittings. The property is a category "C" Cultural Listed Building. Historic Scotland Designation Reference: LB35691

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £460,000 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.



