



## 4 Abbotsford Grove

Kelso, TD5 7BN



A striking period home with charm and excellent enhancement potential, offering generous accommodation and easily kept garden within walking distance of a range of Kelso's shops, facilities and nearby countryside walks.



#### 4 ABBOTSFORD GROVE

Centrally positioned this striking period townhouse makes for an ideal family home set within the heart of Kelso – with exceptional public space, three generous bedrooms and an easily maintained enclosed garden with private off street parking.

Abbotsford Grove is a charming row of traditional stone built homes lining the path to beautiful riverside walks along Mayfield following the River Tweed. A striking frontage provides parking and a side access to the accommodation.

The reception areas are exceptionally well proportioned and link well to create a good flow between rooms; with an open plan living area incorporating the feature bay window, ceiling rose detailing and feature fireplace, a connecting family or dining room accessing the fitted kitchen, and a conservatory positioned to the rear.

Upstairs, a fantastic master bedroom with ensuite and bay window is generously appointed, with two further double bedrooms and a family bathroom – allowing plenty of space for a family or perhaps for those with regular visitors.

Externally, the garden has been landscaped to create ease of maintenance; being level and fully enclosed, the ground are laid with paving and patio, gravelled borders and a gated entrance. No question this, along with the interior, could be refreshed to suit a buyers personal tastes.

#### 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

- Excellent location within central Kelso
- Striking stone built period home
- Exceptional proportions
- Low maintenance outdoor space
- No onward chain

#### ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Family Room, Kitchen, Conservatory, Master with Ensuite, Two Further Double Bedrooms, Family Bathroom.

#### SERVICES

Mains gas, electric, water and drainage. Combi boiler. Fully double glazed.

#### ADDITIONAL INFORMATION

All fitted and fixed items, as viewed, are included in the sale price.

#### ENERGY EFFICIENCY

Band E.

#### COUNCIL TAX

Band E.

#### MEASUREMENTS

#### 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 £220,000 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.



