

6 Scott Place



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Offers Over £165,000

Kelso



Ideally Located For Amenities, Leisure Facilities & Transport Links, This Modern Townhouse Is Stylish & Immaculately Presented. Easily Maintained It Is The Perfect Investment, Holiday Let Or Lock-Up-And-Leave.

3 bed



1 public



2 bath





## 6 SCOTT PLACE

Central to the vibrant bustling market place, 6 Scott Place is a stylish home perfect for those in search of easily maintained yet impressive townhouse property.

With private off-street parking to the rear, there are two external entrances to property. The main covered entrance at the front opens to a bright hallway, with the open plan living set quietly to the rear. Beautifully fitted and finished in on trend tones, the fitted kitchen provides plenty of storage and counter space, with streamlined integrated appliances and an elegant finish. There is plenty of room for both dining and lounge furnishings, with a glazed patio door opening to the paved parking area.

Across the hallway, a family bathroom is fully tiled with contemporary finishes. To the front, a third double bedroom would also lend itself well as a snug or home office.

A carpeted stair leads on to the first floor, with a spacious landing hosting excellent in-built storage. Two generous king sized bedrooms open off the landing, with a modern shower room opposite.

The property has run as a successful holiday let, attracting excellent occupancy rates given the huge popularity and draw of the area for sporting enthusiasts, fisherman, walkers and local events. It would also be ideal for those requiring easily kept accommodation ready to move into or as a much in demand rental investment.

## 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.

## KEY FEATURES

- Immaculate and Beautifully Presented
- Open Plan Kitchen, Lounge and Dining Area
- Central Location Within Walking Distance to Local Shops and Amenities
- Three Double Bedrooms

- Fully Renovated to a High Standard
- Neutral, Contemporary Décor Throughout
- Ideal Holiday Let
- Easily Maintained

## ACCOMMODATION LIST

Entrance Hallway, Lounge/Kitchen/Dining Room, Bathroom, Bedroom 3 or Snug on Ground Floor. First Floor Two Further Bedrooms Room and Shower Room. Allocated Parking Space.

## SERVICES

Mains electric, gas, water and drainage. Gas central heating. Double glazing.  
Energy Efficiency Band C.  
Currently trading as a small business holiday let with council tax exemption.

## PRICE & MARKETING POLICY

Offers Over £165,000 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.

## TENURE

Freehold

## 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.

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.