



70 Inchmyre

Kelso,



2 bed



1 public



1 bath

Well Proportioned First Floor Apartment, Located Just A Few Minutes Walk From Kelso Town Centre And All Local Amenities. The Property Now Offers A Buyer The Opportunity To Upgrade The Accommodation To Their Own Taste.



Conveniently located a short walk from the town centre and local amenities, this first floor apartment is an ideal opportunity for the first time buyer, buy to let investors or equally well suited for those simply looking for an easy to maintain apartment. The property is well proportioned throughout and now offers a buyer the opportunity to upgrade the accommodation to their own taste.

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.

HIGHLIGHTS

Ideal First Buyer, Investment or those looking to Downsize

- First Floor Accommodation
- Close to Amenities
- Well Proportioned Accommodation
- Excellent Storage
- Balcony

ACCOMMODATION SUMMARY

Entrance Hall, Large Lounge, Kitchen, Two Double Bedrooms and Bathroom. Two External Stores. Communal Lawned Area.

ACCOMMODATION

An entrance door opens into the communal staircase with number 70 situated on the first floor with external store to the side. The accommodation throughout flows nicely; a welcoming hall with built-in storage extends to the generously sized lounge positioned to the far end. Enjoying a rear facing aspect the lounge is flooded with natural light thanks to double windows with door to the side allowing direct access to the balcony overlooking the communal lawn area. The fitted kitchen benefits from a good selection of cabinetry and plenty counter space, with window to the front and space for appliances and a dining table and chairs to one end. Both bedrooms are spacious double bedrooms, providing ample space for free standing furniture. The bathroom is centrally located and fitted with a three piece suite.

EXTERNAL

The property benefits from a balcony located to the rear and accessed from the lounge. The balcony is large enough for alfresco dining and is a lovely feature. There is a shared grassed area to the rear with ample parking to the front.

Secure external storage is provided by two external cupboards; one is located on the ground floor while the other is situated on the first floor next to the entrance door to number 70. Both provide good additional storage.

SERVICES

Mains water, electricity, gas and drainage. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Band C

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays. 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.

PRICE AND MARKETING POLICY

Offers Over £65,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - 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.