



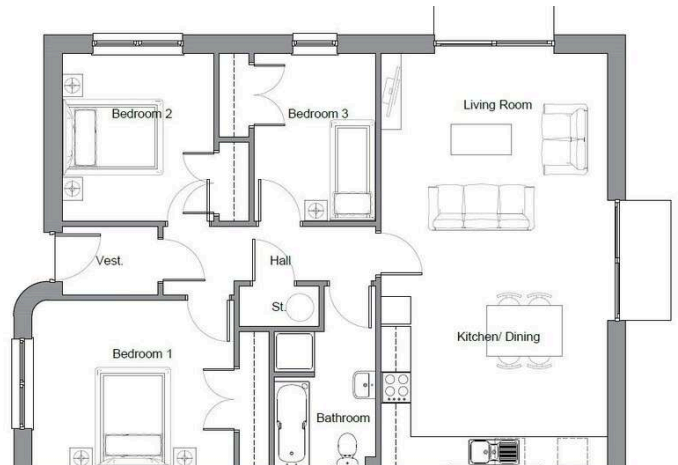
The Bowmont

Bowmont Street, Kelso

Price £299,950



An Excellent Opportunity Has Arisen To Purchase A Detached Bungalow A Stones Throw Away From The Town Centre. A Secure Place With Landscaped Areas Located In The Grounds Of The Former Kelso High School.



An excellent opportunity has arisen to purchase a detached bungalow a stones throw away from the Town Centre. A secure place with landscaped areas located in the grounds of the former Kelso High School.

LOCATION

This Kelso development is positioned within the grounds of the Former Kelso High School, located on Bowmont Street. Enjoying a central 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.

INTERNAL SPECIFICATION

Pre-finished Linear style timber doors (glazed doors to Vestibule & Kitchen/ Living Room) finished in white, door surrounds and skirting to be painted white. Decoration to ceilings to be white with walls in each room to be as per the buyers choice.

Kitchen: layouts and 3D visuals available. (Choices of colour to be agreed with buyer) Supplied appliances: Integrated washing machine, dishwasher and a 70/30 fridge freezer, 4 zone induction hob, double oven & Stainless Steel cooker hood.

Bathrooms: White sanitary ware with bath and separate shower cubicle. There is an option to remove the bath and add in a walk in shower. Shower panelling to walls at location of bath/shower (colour/design choices to be agreed with buyer)

All electrical switches and sockets will be white with downlighters in the kitchens and bathrooms, with pendant light fittings in all other rooms. T.V points located in the living room, all houses will have photovoltaic panels fitted to the roof space. Heating: Air to Air heating system to be installed in each house with units provided in all bedrooms and living room, electric towel rail to be installed in the bathrooms.

Bedroom Wardrobes: To have a head height shelf fitted with chrome hanging rails to underside.

MEASUREMENTS

Open Plan Lounge/Dining Kitchen	4.50m x 8.21m
Bedroom One	4.03m x 3.32m
Bedroom Two	3.01m x 3.33m
Bedroom Three	2.41m x 3.30m
Bathroom	2.02m x 3.60m

EXTERNAL

Driveway to mono blocked as per plan. Two parking space per property. To the rear a fully enclosed garden will be laid to lawn and will incorporate a paved patio area.

SERVICES

Mains water, electricity and drainage. Solar panels. Air to air source heating and cooling. Double glazing.

ADDITIONAL INFORMATION

These properties are being sold off plan.

To visit M & J Ballantyne's website please click on <https://www.mjballantyne.co.uk/>

VIEWING

To arrange a viewing contact the selling agents, Hastings Property on 01573-225999

MARKETING POLICY

Plot 32 - £299,950

Offers 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.

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.