



21 Croft Road

Offers Over £160,000

Kelso, TD5 7EP



Very Smartly Presented Starter Or Family Home. In Popular Area Located Opposite Croft Park With Large Garden And Off Street Parking.



Positioned towards the edge of Town, 21 Croft Road is a perfect starter or family home; situated in a popular residential area situated opposite Croft Park and conveniently located within walking distance of both primary and secondary schools. The good proportions and modern decor throughout provides plenty of light and space, ideal for those seeking a property in move-in condition while the exterior boasts outlooks over the adjoining park, off street private parking and a fully enclosed garden.

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

- Excellent location for amenities
- Ideal Starter or Family Home
- Well-proportioned accommodation
- Excellent outdoor space including off street parking
- Walking Distance of Primary and Secondary Schools
- Stylishly Presented
- Two Double Bedrooms

ACCOMMODATION

A mono block driveway provides a neat frontage with off street parking. The main entrance opens to the hallway and onto the lounge and dining kitchen. With an open aspect towards Croft Road Park to the front, the lounge is a bright, spacious room with large picture window and a lovely focal point being providing by a slot-in electric woodburning stove. Extending to the rear and overlooking the garden, the dining kitchen is fully fitted with a good selection of modern wall and base units and integrated appliances. This room provides space for a dining table and chairs with a large understairs cupboard and rear door which connects directly to the garden.

A carpeted staircase leads to the upper landing which boasts two double bedrooms and the family bathroom. With double picture windows to the front commanding a pleasant Parkside outlook, the main bedroom is spacious in size with ample space for free standing furniture as well as benefitting from built-in wardrobes. The second bedroom is a further



good size room positioned to the rear, again benefiting from extensive built-in storage.

EXTERNAL

The outdoor space is well kept and presented, with a mono block drive to the front providing off street parking. Accessed from both the vennen and directly from the house the main section of garden is positioned to the rear which is fully enclosed, providing a safe haven for children or pets. The garden is bigger than you expect, a combination of patio and lawned areas creates excellent zones for entertainment or for family life.

SERVICES AND ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage. Ample power points. Double glazed. Gas central heating. The attic benefits from a ramsay ladder for easy access. The property offers scope to extend to the rear, subject to the appropriate permissions.

COUNCIL TAX & ENERGY EFFICIENCY

Council Tax Band A and 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.

TENURE

Freehold

MARKETING POLICY

Offers Over £160,000 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. 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.