

LEGAL
HASTIN & S



5 Winchester Row

Kelso, TD5 7DT

Offers Over £235,000





Full of character and centrally positioned within Kelso on a quaint and traditional row, this stylish townhouse has a contemporary and streamlined interior, includes a gorgeous private garden, and still offers scope to adapt to a purchaser's own requirement.



5 WINCHESTER ROW

Nestled quietly off the vibrant square not far from riverside walks along the cobby, 5 Winchester Row is a fine example of a Georgian townhouse which has been sympathetically modernised and upgraded. Providing a welcoming home set on three levels, the interior is stylish and spacious, with a fantastic private rear garden and scope to adapt to a buyers own tastes.

With plenty of charm, the traditional garden frontage is enclosed with iron fencing and extends to the main accommodation; opening to a useful vestibule with coat storage, a bright hallway and the lounge set to the front of the property. The fitted kitchen overlooks the rear garden and is fully fitted with an excellent selection of cabinetry and integrated appliances, with an adjoining sunroom a super addition as a second public room or dining area.

The first floor provides two comfortable bedrooms and the family bathroom, with the upper floor hosting a king-size bedroom with in-built storage.

Externally the garden enjoys wonderful privacy and is full of colour. Perfectly level and enclosed, there is a manageable stretch of lawn, mature beds and vegetable plots, a timber shed and two areas of patio.

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

- Modernised & Stylish Townhouse
- Close to Town Centre & Riverside Walks
- A Private Haven Garden
- Perfect Main Residence or Charming Holiday Let
- Period Features

MEASUREMENTS

Lounge 4.50m x 3.80m (14'7" x 12'7") Kitchen 3.60m x 2.40m (11'9" x 7'10") Conservatory 4.20m x 2.00m (13'8" x 6'7") Bedroom One 4.30m x 3.60m (14'0" x 11'9") Bedroom Three 3.20m x 1.90m (10'6" x 6'2") Bathroom 3.60m x 2.00m (11'9" x 6'8") Bedroom Two 6.40m x 3.60m (21'0" x 11'9")

SERVICES

Mains gas, electric, water and drainage. Part double glazing.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band D.

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 or requested by email 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 £235,000 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.

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.



