



## Apartment 3

Offers Over £120,000

19 The Square, Kelso, TD5 7HH



A Delightful Town Centre Apartment Offering Modern Accommodation Overlooking The Cobbled Square.



Forming part of a traditional and striking town centre building, Apartment 3, 19 The Square is located directly in the heart of the Town with uninterrupted outlooks towards the Town Hall and over the cobbled square with all shops and local amenities on your door step. Internally the accommodation is presented in immaculate condition throughout and presents an ideal opportunity either for those looking for an easy to maintain town centre base, holiday let, first time purchase or buy to let investment with good rental potential.

## LOCATION

Kelso is perhaps the most attractive town in The Borders with its 12th century abbey, cobbled square and bustling Town Centre offering a good variety of shops and restaurants. The Town draws many visitors throughout the year and has excellent facilities both in the town and the surrounding countryside, including golf, fishing, swimming, curling, walking, horse riding and National Hunt Racing.

In terms of popularity, Kelso is among the front runners for those seeking a balance between country pursuits and amenities, catering for modern requirement – this easily kept, lockup-and-leave apartment would make an excellent holiday let, a Kelso bolthole or for those in search of easily maintained accommodation with access to a range of lifestyle, work and leisure facilities.

## HIGHLIGHTS

- Outlooks over the Towns Cobbled Square
- Well Presented Accommodation
- Ideal Holiday Let or Lock up and Leave Property
- Full Range of Local Shops and Amenities
- Well Proportioned Accommodation
- Central Location

## ACCOMMODATION

Secure Communal entrance door opens into a traditional entrance hall with solid stone flagged floor and curved staircase led to the second floor where apartment 3 is situated.

Commanding views over Kelso's iconic Square, the open plan lounge/ kitchen offers the 'wow' factor with triple large sash and case windows making the most of the outlooks. This room is flooded with natural light, and is presented in contemporary style with large built-in cupboard provides excellent additional storage. The kitchen itself is fitted with a good range of shaker style wall and base units with polished granite effect worktop, ceramic tiled splashbacks together with integrated appliances..



Quietly situated to the rear, is a good size double bedroom with large built-in wardrobe with triple mirrored doors providing excellent hanging and shelved storage with further cupboard housing the hot water tank. The bathroom is stylish and contemporary, fully tiled and fitted with white three piece suite.

## SERVICES

Mains gas, electricity, water and drainage. Electric heating and double glazing.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## PRICE AND MARKETING POLICY

Fixed Price £115,000 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](mailto: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.