



12 Pinnaclehill Farm

Kelso, TD5 8HD



Perfect Starter Of Family Home Enjoying A Peaceful Cul De Sac Location With Garden And Parking.



Positioned towards the edge of Town and situated within a pleasant cul de sac location, 12 Pinnaclehill Farm is a two bedroom semi-detached property, perfect either as a family or starter home. The accommodation throughout is of good proportions with excellent built-in storage. The property benefits from ample off street parking with car port to the front together with side and rear 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

- Ideal First Time Purchase, Family Home or Buy to Let Investment
- Well Proportioned Accommodation
- Two Double Bedrooms
- Rear Garden, Car Port and Off Street Parking

ACCOMMODATION

A gravelled driveway and car port providing parking for two cars lies to the front of the property with paved path extending to the entrance door. The entrance hall is warm and welcoming with carpeted stairs leading off to the upper floor. A well proportioned and naturally light and airy room, the lounge enjoys a private garden aspect to the rear with patio doors allowing direct access. The dining kitchen is surprisingly spacious, fitted with an excellent range of wall and base units with ample worktop space and tiled splashbacks. There is ample space for a table and chairs with a large window to the rear overlooking the garden. The shower room is centrally located downstairs, fitted with a three piece suite and wet wall panelling.

The upstairs accommodation boasts two well-proportioned double bedrooms; one of which benefits from built-in storage with additional built-in storage cupboards located on the landing.

CARPOR AND PARKING

A timber carport lies to the front of the property providing useful covered parking with additional parking to the front.

EXTERNAL

To the rear of the property is a nicely presented garden which enjoys good sun throughout the day and good levels of privacy. The garden has been designed for the ease of maintenance, with access both from the side of the property and via the double doors off the lounge.

SERVICES

Mains water, electricity and drainage. Double glazing. Gas Central Heating.

COUNCIL TAX AND ENERGY EFFICIENCY

Council Tax Band C and Energy Efficiency Band C

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///st00d.sp00d00d.a.n00d00d](https://www.what3words.com/#!/st00d.sp00d00d.a.n00d00d)

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.

PRICE AND MARKETING POLICY

Offers Over £175,000 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. 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.