



17 Inchmead Drive

Kelso, TD5 7LW

O/O £165,000



Ideal For Family Life Set In A Quiet Residential Area Close To Amenities And Schools, Three Bedroom Semi-Detached Cruden Style Property With Large Private Garden.





A charming semi-detached Cruden built home, set conveniently just off the main town and with excellent access to amenities and nearby schools, 17 Inchmead Drive is an ideal property for those buyers in search of a comfortable home with a fantastic rear garden overlooking Poynder Park. The property has obvious appeal for those starter families and also offers excellent yield prospects as a rental investment, with demand for homes in the area particularly high.

With private off-street parking and a neat garden frontage, the accommodation is well presented and bright throughout. With a welcoming hallway extending to the main public room set to the front, the fitted dining kitchen overlooks the rear garden and benefits direct access to the external as well as useful pantry storage. The shower room is positioned across the hall and while currently to accommodate those with limited mobility, offers scope for reconfiguration. Upstairs, three comfortable bedrooms with in-built storage and potential to create a first floor facility. Externally, there is a wonderful level and well kept garden with planted borders, lawn and gravel paths, and benefits excellent privacy backing onto Poynder Park.

### 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

- Perfect Family Home Situated in Town
- Well Presented in Neutral Tones
- Situated in Well-Established Residential Area
- Landscaped Rear Garden in Peaceful Setting
- Private Parking on Driveway

### SERVICES

Mains water, electric and gas. Gas central heating. Double glazing. The property is a Cruden style home and buyers should check with their lending where appropriate.

### COUNCIL TAX

Band B

### ENERGY EFFICIENCY

Rating C

### VIEWING AND 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

Offers Around £165,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

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