

LEGAL
HASTIN & S

6 Winchester Row

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Kelso, TD5 7DT

Offers Over £239,000





A charming stone built townhouse in a fantastic position, 6 Winchester Row is set just off the vibrant cobbled square with easy access to open countryside and river walks. The property is a perfect home for those looking to enjoy the best of the location, whether that be as a primary or secondary residence.



6 WINCHESTER ROW

In an excellent location being nestled quietly off the vibrant square not far from riverside walks along the cobby, this charming traditional street makes for an enviable location within Kelso. Providing a spacious home with endless scope for interior inspiration, the layout is flexible, allowing space for a family or those requiring guest bedrooms or homeworking, with a fantastic private rear garden and a side drive.

The attractive frontage opens to a vestibule and bright hallway, with a choice of public spaces including a dual aspect lounge, a generous dining room and a fitted adjoining kitchen. An external door to the rear opens directly from the hallway into the private courtyard garden. The first floor opens to a master bedroom with ensuite shower room, a second double bedroom with in-built storage, a third bedroom perfect for guests or as a home office, and a fitted bathroom across the landing, with further in-built storage.

Externally, a side access formerly a drive now hosts a substantial timber shed and opens to the private garden, which is super low maintained being laid largely with paving and herbaceous planted border.

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

- Charming stone fronted property on traditional street
- Easy level walk to the cobbled market square

- A private easily kept garden
- Perfect main residence or super holiday let
- Enhancement potential

SERVICES

Mains gas, electric, water and drainage. Grade C Listed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY

Band D.

ADDITIONAL INFORMATION

All fitted carpeting, blinds, curtains and curtain poles, kitchen appliances and timber shed are included in the sale price.

TENURE

Freehold

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 £239,000 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.



