



## 58 Berrymoss Court

Kelso, TD5 7NP



A Beautifully Upgraded And Stylishly Starter Home Set In A Popular Residential Area Within Kelso; Benefitting New Fixtures And Fittings Throughout And A Private Enclosed Garden.



## 58 BERRYMOSS COURT

An ideal home for a starter buyer or those looking for an easy to maintain property, 58 Berrymoss Court is a super find within a popular residential area for families and retirees alike.

With unrestricted on street parking, a neat frontage is enclosed with timber fencing and extends to the end terrace property; with bright and airy accommodation on two levels presented in fresh and neutral tones throughout.

The living room is bright and well-proportioned with new French doors opening directly to the enclosed private garden. The adjoining kitchen is a stunning refit with an excellent selection of wall and base units, an integrated oven and hob and plenty of space for further kitchen appliances and a breakfasting table. A useful walk-in storage cupboard offers scope as a larder and laundry area or perhaps to open up the kitchen further. A carpeted stair extends to the first floor with two generous double bedrooms, both in modern décor with storage, further in-built storage cupboard from the landing and a fully fitted bathroom.

Externally a super courtyard garden is set to the rear, with a timber shed and 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.

## ACCOMMODATION LIST

Entrance Hall, Living Room, Dining Kitchen, Two Double Bedrooms and Bathroom. Excellent Storage.

## KEY FEATURES

- Located in a Well Established Residential Area
- New Kitchen
- Upgraded Internal Joinery & French Doors
- Close to Schools and Amenities
- Two Spacious Double Bedrooms
- Ample Built in Storage Throughout

- Fully Enclosed Garden

## SERVICES

Mains gas, water, electricity and drainage. Double glazing. Gas central heating.

## ENERGY EFFICIENCY

Band D.

## COUNCIL TAX

Band B.

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £155,000 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](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.

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.