



4a Horsemarket  
Kelso, TD5 7HA



Nestled In The Charming Market Square And Just A Short Stroll From The Town's Amenities, This Spacious Two-bedroom Apartment Presents An Excellent Opportunity For A Ready-to-go Holiday Let Or A Perfect Choice For First Time Buyers.



## 4A HORSEMARKET

A well presented, B-listed first-floor apartment, finished in stylish neutral tones that complement its original features, including high ceilings and decorative cornicing. This apartment is an ideal choice for both first-time buyers and investors. Currently operating as a successful holiday let, it offers an easily maintained and efficient investment opportunity. The property boasts a convenient town centre location and fantastic proximity to local riverside walks.

## 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.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///snacking.displays.homelands](https://www.what3words.com////snacking.displays.homelands)

## HIGHLIGHTS

- Dining Kitchen
- Good Rental/Holiday Let Return
- Stylish and Period Decor
- First Floor Accommodation
- Central Location, Close to Amenities

## ACCOMMODATION SUMMARY

Entrance Hallway, Sitting Room, Kitchen, Two Bedrooms, Bathroom.

## ACCOMMODATION

4a Horsemarket is located on the first floor, accessed via a welcoming entrance hall that leads to a built-in storage cupboard housing the electricity meters. From here, further doors open into the bedrooms and living areas.

The Sitting Room, located at the front of the property, features double windows that flood the space with natural light. It offers generous room for freestanding furniture, and the high ceilings and original fireplace with a multi-fuel stove add a touch of period charm. The fitted kitchen makes excellent use of space,

with neutral wall and base units, ample worktop space, and a range cooker as the central feature, providing both a practical and stylish cooking solution. Subway-style decorative tiled splashbacks add a sleek, easy-to-clean finish.

The two bedrooms are located at the front of the apartment. The master bedroom is a spacious retreat with plenty of room for freestanding wardrobes. The second, bright single bedroom is ideal for a home office or guest room. The main bathroom is generously sized and features a three-piece suite, including a bath with a shower overhead.

## SERVICES

Mains services, Gas Central Heating

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Rating 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 & MARKETING POLICY

Offers over £140,000 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.