



13 Pinnaclehill Farm Estate

Kelso, TD5 8HD

Offers Over £180,000



3 bed



1 public

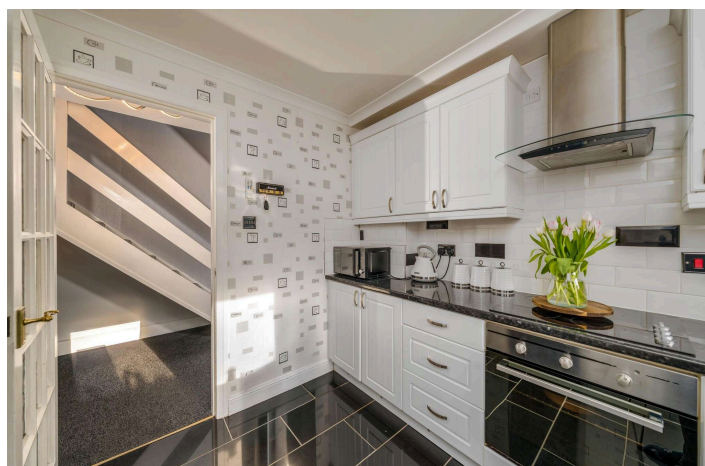
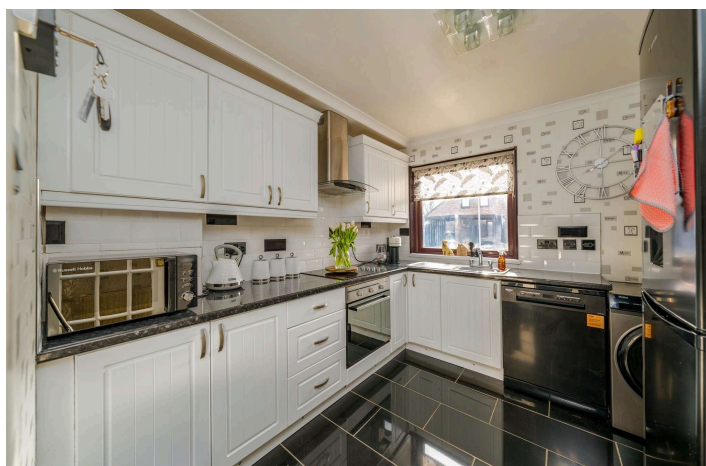


1 bath



Ideal Three Bedroom, First Time Buyer Or Family Home Presented In Excellent Condition, Located In A Peaceful Cul De Sac Location With Off Road Parking And Private Enclosed Garden.





## 13 PINNACLEHILL FARM ESTATE, KELSO

Located on the outskirts of town in a quiet cul-de-sac, 13 Pinnaclehill Farm is a delightful three bedroom semi-detached home presented in move in condition. Offering a great opportunity for both families and first-time buyers, the property boasts generously sized rooms and ample built-in storage throughout. Externally the property benefits off-road parking, including a carport at the front fitted with an electric car charging point. The rear garden provides a lovely space for outdoor enjoyment, making it a perfect spot to relax or entertain.

## 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

Tastefully decorated throughout, 13 Pinnaclehill creates a welcoming and comfortable atmosphere and is presented in move in condition making it the ideal property for first time buyers and families alike. The modern kitchen is well-equipped, offering a stylish space for cooking whilst the living room is bright and spacious, featuring patio doors that open to a landscaped garden, providing a perfect setting for outdoor relaxation. On the ground floor there is also a well-appointed bathroom with a shower over the bath and an additional bedroom which would be ideal for guests or as a home office. Upstairs, there are two further double bedrooms, both offering ample space and built-in storage for added convenience.

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is ///snapping.treat.stiletto

## HIGHLIGHTS

- Move in Condition
- Close to local Amenities
- Off street parking
- Electric Car Charging Port
- Ideal first time buyer home

## ACCOMMODATION SUMMARY

Accommodation comprises; Entrance hallway, living room, kitchen, downstairs bedroom/home office, bathroom, two double bedrooms. Externally, Landscaped garden and car port with parking for a number of cars.

## SERVICES

Mains gas, electric, water & drainage. Gas central heating. Double Glazing.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY

Rating C.

## 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 £180,000 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.