

HASTIN^{LEGAL}&S



5 Halliden Road

Offers Over £170,000

Kelso, TD5 7LU



3 bed



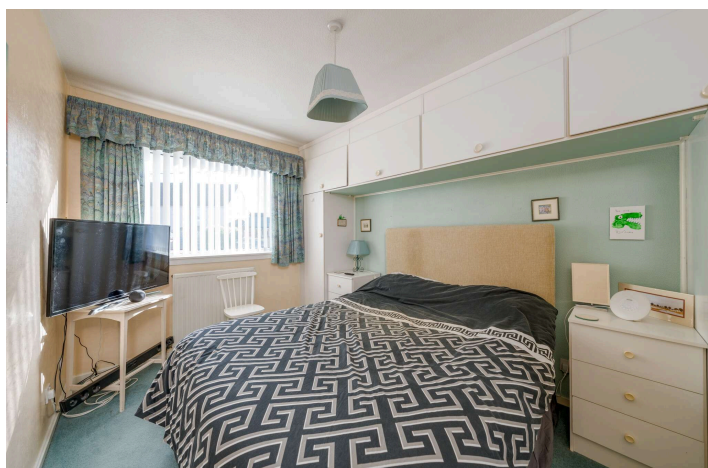
1 public



1 bath



A Lovely Three Bedroom Semi-detached Home Located In A Popular Residential Area. Featuring Three Bedrooms And A Private Garden, This Property Is Ideal For First Time Buyers And Families Alike. Conveniently Situated Close To Local Amenities And Both Primary And Secondary Schools.



5 HALLIDEN ROAD

This lovely 3-bedroom semi-detached home is situated in a well-known residential area, offering a fantastic opportunity for buyers looking to create their ideal living space. The property features a well-proportioned layout, including a convenient downstairs bedroom, a modern kitchen, and a bright and airy bathroom. The remaining two bedrooms upstairs provide ample space, making this home suitable for families or those needing extra room for guests or a home office. Externally, the property benefits from a well-maintained front garden and a generously sized rear garden with shed. While the home would benefit from some modernisation, it presents an excellent chance for buyers to put their own stamp on the property. Located close to local amenities, and both primary and secondary schools, this home offers both convenience and potential, making it a great choice for those looking for a well-located property in a popular area.

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.

HIGHLIGHTS

- Close to both primary and secondary schools
- Flexible living with downstairs bedroom and bathroom
- Spacious bedrooms with storage

ACCOMMODATION SUMMARY

Accommodation comprises; Ground Floor: entrance hallway, living room, kitchen with pantry cupboard, bathroom, double bedroom. First Floor: Two double bedrooms with storage.

SERVICES

Mains water, electricity, gas central heating & double glazing

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings. Approx. internal floor area is 87m²

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating D

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers over £170,000 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.