

HASTIN^{LEGAL}&S



Parkside

Ednam, Near Kelso, TD5 7QG

Offers Over £335,000





Parkside, is a particularly well appointed and meticulously maintained detached bungalow enjoying a private tucked away position within this popular village setting.



Peacefully set into a highly private position within the sought after village of Ednam, close to Kelso; Parkside is an immaculately presented three bedroom detached bungalow. Having been meticulously maintained by the current vendor; this particularly smart property presents a great opportunity for families or those seeking one level living, and the whilst the village of Ednam offers plenty of peace and tranquillity, all local amenities are easily accessible in nearby Kelso. The interior of the property is particularly bright and airy, which adds to the feeling of space, whilst the garden grounds extend around the bungalow on all sides and include a detached double garage with multi car driveway.

LOCATION

The village of Ednam lies within two miles of Kelso and benefits from a village primary school with nursery facility, a village hall which serves the active community and playing fields. 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.

What3words location reference ///rips.downcast.baked

HIGHLIGHTS

- Highly private location
- Peaceful village setting
- Immaculate presentation
- Three double bedrooms
- Detached double garage
- Multi car driveway
- Surrounding gardens

ACCOMMODATION SUMMARY

Entrance Porch, Hallway with Office Area, Large Lounge, Dining Room, Breakfasting Kitchen, Utility Room, Master Bedroom with

En-Suite Shower Room, Two Further Double Bedrooms and Family Bathroom

ACCOMMODATION

The storm porch to the front has been a useful addition to the property; the ideal space to get rid of muddy boots and coats etc before entering the warm and welcoming entrance hall which also provides a very useful office/study area with a view of the front garden. Featuring double French doors, the lounge is a sizeable room with a lovely indoor outdoor connection and a focal point provided by the modern electric fire. Double internal doors open to the adjoining dining room which can also be accessed from the hall; a great space for formal dining or entertaining with the kitchen positioned next door. Having been refitted in recent years, the kitchen provides excellent cupboard space, with ample worktops and built in appliances. Three large windows afford a pleasant aspect to the rear garden and the room provides ample space for every day dining. The adjoining utility room is a very useful facility with provision for washing machine etc and a rear door to/from the driveway.

The bedrooms lie privately along the hallway; all three rooms are bright and airy double rooms each with a different outlook over the surrounding gardens. The master room benefits from a very well appointed en-suite shower room with large walk in shower and double wash hand basins. Having also been refitted, the family bathroom is smartly finished with a four piece suite including a large cast iron bath and separate walk in shower.

EXTERNAL

Surrounding the bungalow on all sides, the gardens are very well tended with neatly presented areas of lawn, colourful planted beds and borders. Enclosed in their entirety the gardens provide a safe haven for young family or pets and with established boundaries, they enjoy excellent privacy. The multi car driveway also provides ample space to accommodate a motorhome or such like if desired and leads to a detached double garage with remote vehicular doors. A very useful garden store/workshop lies to the rear of the garage.

SERVICES

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

COUNCIL TAX

Band F

ENERGY EFFICIENCY

Rating C

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 £335,000 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.



