

LEGAL
HASTIN & S



14 Douglas Crescent

Kelso, TD5 8BB

Offers Over £215,000





This modern semi-detached family home is positioned in a popular residential area to the edge of Kelso, offering spacious and adaptable accommodation, a private garden and off road parking.



Set in a popular residential area to the edge of Kelso 14 Douglas Crescent is a superb semi-detached property that presents the ideal opportunity for first time buyers, a family home or those looking to downsize. Hosting a welcoming hallway with cloakroom and storage, opening to a large lounge with dining area and a stylish new fitted kitchen. Upstairs there are three well appointed bedrooms and a family bathroom. Externally, off street parking sits to the front with a large enclosed private garden to the rear.

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 [///splinters.remarked.shelf](#)

HIGHLIGHTS

- Ideal for growing family's
- Newly Fitted Kitchen
- Neutral Décor throughout
- Close to Riverside Walks and Town Centre

ACCOMMODATION SUMMARY

Entrance hallway, WC, Living/Dining Room, Kitchen, Three Bedrooms, Bathroom, Rear Garden and Off Road Parking

ACCOMMODATION

14 Douglas Crescent opens from the popular cul de sac with a low maintenance front garden providing off road parking for multiple vehicles Internally, the accommodation is finished in neutral tones, featuring high-quality fixtures and fittings throughout. The generously sized living room spans the width of the house, benefiting from a bright dual aspect that fills the space with natural light. It offers ample room for both lounge and dining furnishings, with a patio door providing direct access to the rear garden. The family kitchen has recently been re-fitted with sleek modern units and worktops, offering picturesque views of the garden. It is fully equipped with a selection of wall and base units, as well as integrated appliances, including a dishwasher and fridge/freezer. On the ground floor, there is also a convenient WC, accessible from the hall. Upstairs, you'll find three comfortable bedrooms, all serviced by a recently updated shower room

EXTERNAL

To the front a low maintenance gravelled driveway, with space for two cars leads to a fenced area with mature tree providing additional privacy. The rear garden provides plenty of space and is fully enclosed, arranged over three levels. It features a decking area, a patio with a central walkway, a section for lawn or vegetable patch, and a low-maintenance gravelled area with a timber shed.

SERVICES

Mains water, gas and drainage. Gas Central heating panel heating.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

COUNCIL TAX

Band D

ENERGY EFFICIENCY

Rating C

TENURE

Freehold

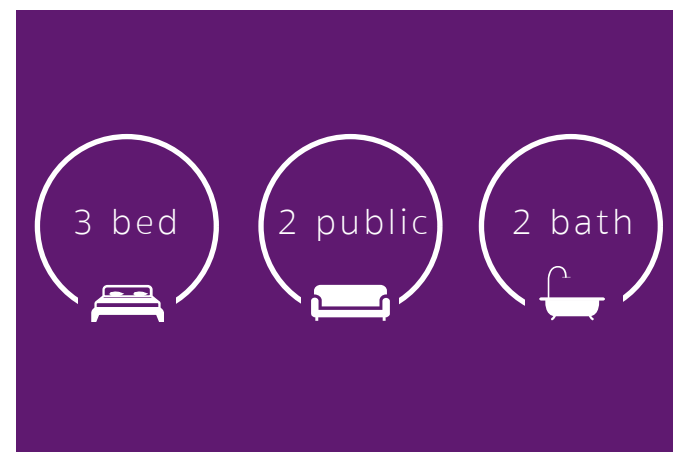
VIEWING & HOME REPORT

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.

MARKETING POLICY

Offers over £215,000 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.





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