

HASTIN^{LEGAL}&S



24 Pinnaclehill Park

Kelso, TD5 8HA

Offers Over £350,000





24 Pinnaclehill Park is a delightful detached family home offering a spacious and sociable layout, benefitting from a prime plot in a popular development close to shops and amenities which Kelso has to offer.



24 PINNACLEHILL PARK

A spacious, four-bedroom detached home, offering generous living space across two floors. With no onward chain, this property presents an excellent opportunity for a growing family or anyone seeking a larger home. The expansive lounge overlooks a private rear garden, providing a peaceful retreat, while the dining kitchen offers a fantastic space for entertaining, with windows on two sides ensuring plenty of natural light. Although the interior would benefit from some modernisation, this presents an exciting opportunity for a buyer to transform the space into their dream home, adding personal touches and maximising the potential of the generous room sizes. Situated in a desirable development, the property also enjoys a secluded garden plot bordered by mature woodland, ensuring complete privacy. In addition, there is a garage and off-street parking for convenience.

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

- Generous accommodation over two levels
- Private plot with woodland to the rear
- Close to town centre and amenities
- Opportunity to modernise
- Garage and Off Road Parking

ACCOMMODATION

An Entrance Vestibule allows an area to kick off muddy shoes, the internal hallway provides access to the lower level. At the heart of the home, the generous Kitchen with Dining offers a bright, and welcoming space with windows both to the front and rear, to the rear a large living room with a large window almost the width of the room, frames the garden offering a pleasant outlook. The lower level also provides access to a dining room/study, two double bedrooms

both with built in wardrobes, upstairs the landing creates separation between the two bedrooms with a central bathroom servicing them both, one of the bedrooms is the master suite equipped with ensuite shower room. The central bathroom offers a three piece suite including a panelled bath with electric shower over.

EXTERNAL

A large front garden sets the family home back from the road, with mature hedges and plants enhancing the kerb appeal. The block-paved driveway provides convenient access to the garage, while also offering ample off-road parking. To the rear, a spacious private garden offers an ideal space for entertaining family and friends. Surrounded by woodland, the garden ensures complete privacy. Largely laid to lawn with a planted border, it presents the perfect canvas for garden enthusiasts. A blend of planters and mature trees adds vibrant colour, enhancing the overall ambience of the space.

ACCOMMODATION SUMMARY

Entrance vestibule, hall, lounge, cloakroom, kitchen/diner, dining room/fifth bedroom, two further downstairs bedrooms, storage cupboard, under stairs cupboard, back porch, landing, master bedroom with ensuite shower and wardrobes, further double bedroom with wardrobes, family bathroom and large storage cupboard. Externally there is a large garden to the front, side and rear, outhouse, garage and driveway.

SERVICES

All Mains Services, Gas Central Heating And Double Glazing

ADDITIONAL INFORMATION

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

COUNCIL TAX

F

ENERGY EFFICIENCY

D

TENURE

Freehold

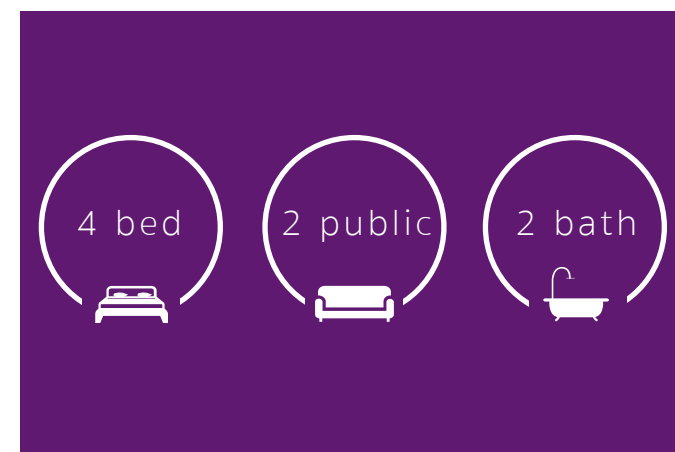
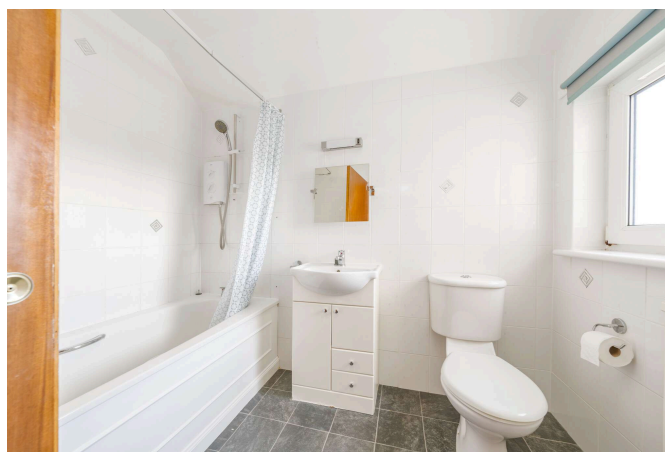
VIEWING

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 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 £350,000 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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