



1B Oven Wynd

Offers Over £175,000

Kelso, TD5 7HS



3 bed

1 public

2 bath



Boasting A Prime Town Centre Position Just Off Kelso's Iconic Cobbled Square, This Two Storey Townhouse Offers Traditional Accommodation Of Excellent Proportions

Entrance Stairs, Hall, Lounge, Kitchen, Three Double Bedrooms, Shower Room And Bathroom



Perfectly placed just off Kelso's iconic cobbled Square, this prime location is perfect for those seeking the convenience of town centre amenities. Occupying the upper two floors of this traditional C Listed building, this townhouse offers a surprising level of accommodation with some lovely period features including the large sash windows and high ceilings, both of which combine to maximise the feeling of light and space.

With three double bedrooms and two bathrooms, the property is perfectly suited as a main residence, a town centre bolt hole or as an investment with a proven rental track record.

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

- Excellent town centre position
- Views of Kelso's cobbled square
- Period features
- Generous proportions
- Three double bedrooms
- Two bathrooms
- Proven rental track record

ACCOMMODATION SUMMARY

Entrance Stairs, Hall, Lounge, Kitchen, Three Double Bedrooms, Shower Room and Bathroom

ACCOMMODATION

The main living space boasts a super town centre outlook; dual aspect sash windows look onto the square each with working shutters. This generously proportioned room is centred around a period fireplace with electric fire and offers ample space for every day dining as well if desired. Along the hall lies a modern, well-appointed kitchen, the third spacious double bedroom and contemporary shower room.

The upper floor hosts two further large double bedrooms each with a large dormer window. These rooms are served by a modern bathroom



complete with wet wall paneling.

SERVICES

Mains services. Gas central heating.

ADDITIONAL INFORMATION

Under its current ownership, the property has been comprehensively maintained to include roof and external works. As a buy to let investment, its estimated that a monthly rent of £675 would be achievable.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating E

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 £175,000 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.