



33 Queen's Croft Offers Over £175,000

Kelso, TD5 7NL



2 bed



1 public



1 bath



Centrally Positioned Within Kelso For An Excellent Range Of Amenities And Facilities, This Ideal Starter Home Is Presented In Turn Key Condition, And Ideal For Those Looking For A First Step On The Property Market, Benefiting Bright And Well-proportioned Accommodation With Private Off-street Parking And A Garage.



ACCOMMODATION

Positioned on a popular residential area close to a range of amenities and facilities, 33 Queen's Croft is an excellent starter home – a well-proportioned semi-detached property, presented in turn key condition, the property would make an excellent family home hosting comfortable living space, two bedrooms, a well-appointed garden with parking to the front and a garage. The ground floor hosts a spacious hall, with a bright breakfasting kitchen sitting to the front and a comfortable lounge to the rear. With central fireplace adding character. Upstairs, two double bedrooms are serviced by a family Shower room which has been modernised offering a large shower tray and tasteful decor, with a further appointment of in-built storage to the master and hallway. Each double bedroom has been individually decorated to offer their own style.

The garden to the rear is fully enclosed and level, with a low maintenance element from the laid gravel. A spacious area to the side provides access to the front whilst remaining as a blank canvas. To the front an well maintained lawn with grass and gravel border adds to the kerb appeal of the property. A driveway provides much needed off road parking and access to the garage.

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

- Turn key condition
- Ideal first time buy
- Close to local schooling
- Well-proportioned accommodation & enclosed garden
- Excellent outdoor space including garage

ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Breakfasting Kitchen, Bathroom, Two Double Bedrooms & Storage. Enclosed Rear Garden & Garage.



DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///harshest.flushed.enable](https://www.what3words.com/#!/harshest.flushed.enable)

SERVICES

Mains services. Double glazing. Gas central heating

COUNCIL TAX

Band A

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 £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.