

HASTIN^{LEGAL}&S



23 Washington Avenue
Kelso, TD5 7FA



3 bed



1 public



3 bath



A beautifully presented three-bedroom semi-detached family home in the popular Washington Avenue development, featuring a modern, stylish kitchen and dining area, a master bedroom with ensuite, and bright, inviting living spaces throughout. With a landscaped garden, driveway parking, and eco-friendly solar panels, this ready-to-move-into home is perfect for contemporary family living.



SUMMARY

This beautifully and stylishly decorated three-bedroom semi-detached home, built by the highly regarded M & J Ballantyne within the popular Washington Avenue development, offers a warm and much-loved family setting that blends style with practicality, presenting a ready-to-move into home. An inviting entrance vestibule leads to a spacious lounge, thoughtfully finished with neutral tones and quality fixtures, creating a welcoming and relaxing space for family life. The modern kitchen and dining area has been stylishly presented, featuring contemporary cabinetry, ample work surfaces, and sliding patio doors that open onto the rear garden, providing a bright and airy space ideal for entertaining or casual family meals. Upstairs, the three comfortable bedrooms continue the theme of tasteful décor, with the master bedroom beautifully styled and benefiting from double built-in wardrobes and a sleek ensuite shower room, while the remaining bedrooms are equally well-appointed and perfect for family or guests. A modern family bathroom complements the upstairs layout, and a fully boarded attic with loft ladder provides excellent storage. Outside, the property is enhanced by a neatly landscaped front garden and a driveway with parking for two cars, while eco-friendly solar panels offer energy efficiency and sustainability. Positioned close to both primary and secondary schools and local amenities, this stylishly presented home is the perfect combination of comfort, practicality, and contemporary family living.

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

- Stylishly and beautifully decorated three-bedroom semi-detached family home
- Master bedroom with double built-in wardrobes and ensuite shower room
- Fully boarded attic with loft ladder providing excellent storage
- Ready-to-move-into home, perfect for contemporary family living
- Close to Both schools and local amenities

ACCOMMODATION SUMMARY

Entrance Vestibule, hallway, living room, kitchen/dining room, cloakroom, master bedroom with ensuite, two further bedrooms, family bathroom

SERVICES

Mains gas, electricity, water & drainage. Double Glazing. Solar Panels.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating C.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

TENURE

Freehold

PRICE & MARKETING POLICY

Offers over £255,000 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.