



11 Abbotseat

Offers Over £170,000

Kelso, TD5 7LR



2 bed

1 public

1 bath



Well-presented End-terraced Home On A Generous Corner Plot, Featuring A Wraparound Garden, Driveway And Garage.

Kitchen Diner, Lounge, Two Double Bedrooms & Family Bathroom.

Ready To Move Into While Offering Scope For Cosmetic Updating.

An Ideal First Home Or Practical Family Property Close To Schools And Amenities.



SUMMARY

11 Abbotseat is an appealing end-terraced home, well positioned within the popular and established Abbotseat development. Set on one of the development's more generous corner plots, the property enjoys a sizeable wraparound garden, driveway, and the rare benefit of a single garage—offering excellent outdoor space, parking and storage.

The accommodation is thoughtfully laid out, with a welcoming lounge to the front complete with a useful storage cupboard, and to the rear a bright kitchen diner providing direct access to the garden—perfect for family living and entertaining. Upstairs, the property offers two well-proportioned double bedrooms and a modern family bathroom, creating a comfortable balance of living and sleeping space. While the home may now lend itself to some light cosmetic upgrading, it is entirely ready to move into and represents an excellent opportunity for buyers to place their own stamp on the property.

Whether you are looking for your first step onto the property ladder, a practical family home, or even a sound investment, 11 Abbotseat has the flexibility to meet a variety of needs. Conveniently situated close to both primary and secondary schools and within easy reach of local amenities, the property combines generous outdoor space, practical living, and great potential in one attractive package.

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

- Two well-proportioned double bedrooms
- Generous corner plot with wraparound garden
- Private driveway and single garage
- Spacious kitchen diner with garden access

ACCOMMODATION SUMMARY

Ground Floor: Hallway, lounge, storage cupboard, kitchen /dining.

First Floor: Two Double Bedrooms, Family bathroom. External - Garage

SERVICES

Main gas, electric water and drainage. Gas Central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Band D.

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

MARKETING POLICY

Offers over £170,000 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.