

LEGAL  
HASTIN & S



29 Wallaceneuk

Kelso, TD5 8BR





Perfect for modern family living, 29 Wallaceneuk is a fantastic forever home; with excellent room proportions providing ably for entertaining and space for all the family, the property is well placed within the ever popular estate quietly positioned to the edge of Kelso, and benefits a particularly generous and private plot.



## 29 WALLACENEUK

With an attractive garden frontage, this detached home opens to a choice of public room on the ground floor, including a super dual aspect lounge with access directly to the garden, an open plan feel dining kitchen connecting to a newly fitted home cinema, with a must-have utility room and downstairs W/C facility.

Upstairs, a master bedroom includes an ensuite shower room and fitted storage, with three further bedrooms and the family bathroom across the landing.

Externally, the property enjoys a fully enclosed garden to the rear, which is bordered by sheltering trees and benefits a good level of privacy. Largely laid to lawn, this is a fantastic space for children and pets, and could be cultivated further to suit a buyers own requirements.

## 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.

## KEY FEATURES

- Modern Property in Desirable Estate
- Ideal Family Home
- Home Cinema
- Well Kept as Reflected in Home Report
- Garage Conversion
- Excellent Plot & Privacy

- Private Parking

## ACCOMMODATION SUMMARY

Entrance Hall, Living Room, Dining Kitchen, Home Cinema, Utility Room, Cloakroom W/C. Master Bedrooms with Ensuite Shower Room, Three Further Bedrooms, Family Bathroom, In-Built Storage.

## SERVICES

Mains gas, electric, water & drainage. Gas Central Heating. Double Glazing.

## ADDITIONAL INFORMATION

All fittings, integrated appliances, carpeting, light fittings, blinds and curtain poles are included in the sales price. The projection and screen for the home cinema are available by negotiation.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY

Band C.

## VIEWING & HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

## MEASUREMENTS

See Floorplan

## MARKETING POLICY

Offers over £365,000 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](mailto: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.



