



2B Havannah Court, Kelso, TD5 7HX



Offers Over £95,000

- Second Floor Flat
- Double Bedroom
- Spacious Bathroom
- Gas Central Heating
- Bright Living Room
- Breakfasting Kitchen
- Storage / Boiler Cupboard
- Close to Town Centre

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Interested In  
viewing this property?

Viewing by appointment only with Melrose & Porteous

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## 2B Havannah Court, Kelso, TD5 7HX

### LOCATION:

Nestled in the picturesque Scottish Borders, Kelso offers a charming blend of rich history and natural beauty. This historic town boasts an impressive array of Georgian architecture, complemented by the scenic backdrop of the River Tweed. With its vibrant local community, Kelso is renowned for its welcoming atmosphere and numerous cultural events. Whether you're drawn to the town's historic landmarks, such as Floors Castle, or seeking outdoor adventures along the riverbanks, Kelso provides an idyllic setting for those looking to make a home in the heart of the Scottish Borders. Explore the unique properties available and discover the timeless allure of Kelso.

### DESCRIPTION:

A top floor apartment within a commanding sandstone and rendered building, dated 1911. The property is adjacent to the square, with a quiet cobbled street leading off the main thoroughfare and accessing the main entrance of the property and a small parking area. Shared with the privately owned first floor apartment, a private stairway and landing extends to the entrance for 2b. The flat has a well-proportioned inner hallway giving access to a bright spacious living room with feature electric fire, a fitted breakfasting kitchen, large double bedroom, bathroom and spacious storage / boiler cupboard. It may be feasible to extend into the attic space (subject to relevant permissions)

### EXTERNALLY:

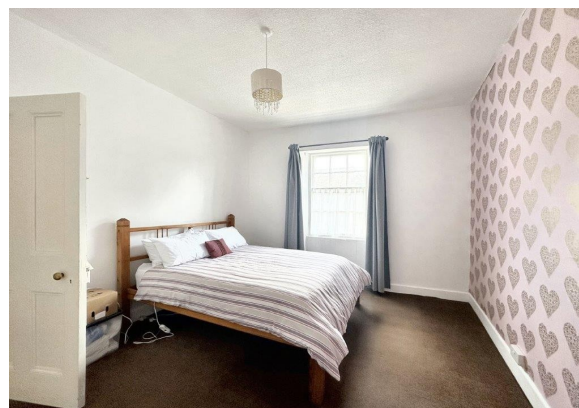
The property is accessed from the cobbled lane into the stairwell which is shared with one other apartment.

### SERVICES:

Mains Electricity, Gas, Water & Drainage.

### IMPORTANT INFORMATION:

By mutual arrangement. Home report available. Additional arrangements through agents Offers should be submitted to Melrose & Porteous, 47 Market Square, Duns, Berwickshire, TD11 3BX (DX 556 522 DUNS) Only those parties who have formally requested their interest may be advised of any closing date fixed for offers. These particulars are for guidance only. All measurements were taken by a laser tape measure and may be subject to small discrepancies. Although a high level of care has been taken to ensure these details are correct, no guarantees are given to the accuracy of the above information. While the information is believed to be correct and accurate any potential purchaser must review the details themselves to ensure they are satisfied with our findings.



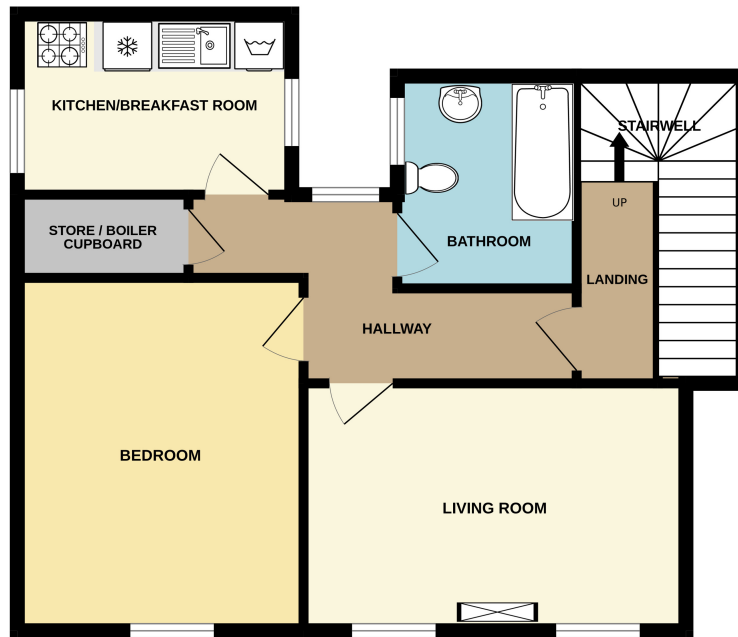
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FLOOR PLAN:

SECOND FLOOR FLAT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ACCOMMODATION:

- INNER HALL GIVING ACCESS TO:-
- DOUBLE BEDROOM (4.24M X 3.44M)
- BREAKFASTING KITCHEN (3.29M X 2.17M)
- LIVING ROOM (4.58M X 2.96M)
- STORAGE / BOILER CUPBOARD (2.06M X 0.99M)
- BATHROOM (2.52M X 2.17M)

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