

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



20 Wallaceneuk, Kelso, TD5 8BR

Guide Price £330,000



A beautifully presented detached family home, situated within a sought-after modern development, popular with families. The well-proportioned property boasts a bright lounge, spacious dining kitchen with patio doors, family room, utility room and WC on the ground floor. Upstairs there is a lovely master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally, there is a full enclosed garden to the rear and drive provides convenient private parking. Early viewing of this lovely property is essential to avoid disappointment.



20 Wallaceneuk, Kelso, TD5 8BR

Guide Price £330,000

Hall
Lounge
Dining Kitchen
Family Room
Utility Room
Downstairs WC
Master Bedroom with En-Suite
Three Further Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Garden
Drive



Location

Kelso is one of the most attractive towns in the Scottish Borders, situated at the confluence of the Rivers Tweed and Teviot with its focal point being the Flemish-style Town Square. There are excellent facilities in Kelso including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, curtains and blinds, light fittings, kitchen fittings and bathroom fittings. The range cooker is also included in the sale.

Services

Mains drainage, gas, water and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
Galashiels, Tel 01896 758 311
Jedburgh, Tel 01835 863 202
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



20 Wallaceneuk, Kelso

Approximate Gross Internal Area = 121.9 sq m / 1312 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1026946)

Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.