

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 23 Hendersyde Park, Kelso, TD5 7TU

**OIRO £285,000**



23 Hendersyde Park is a substantial detached dwelling located in a sought after residential area, tucked away within a small cul de sac, enjoying a very good degree of privacy. The flexible layout is such that it would be possible to live at ground level if desired, but would also be perfectly suited to those searching for a spacious family home and could be adapted to suit a variety of different living scenarios. It is presented in very good order, ensuring it is ready to move into, and has been well maintained by the present owner, also offering plenty of storage space. Outside, the generous gardens have been planned for ease of maintenance and extend to the front, side and rear, including a driveway and a garage providing convenient private parking.



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Ground Floor:  
Vestibule  
Lounge  
Dining Area  
Kitchen  
Utility Room  
Downstairs WC  
Ground Floor Bedroom

First Floor:  
Master Bedroom with large dressing area & en-suite  
Three Further Bedrooms  
Bathroom

Gas fired central heating  
Double Glazing

Ample storage

Easily maintained gardens  
Garage & Driveway



### 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

Mains water, drainage, electricity and gas. Double Glazing. Gas Central Heating.

### EPC

C

### Council Tax Band

F

### Viewing

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

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Hawick, Tel 01450 3723 36  
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Selkirk, Tel 01750 723 868  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area (Excluding Garage)  
142.9 sq m / 1538 sq ft

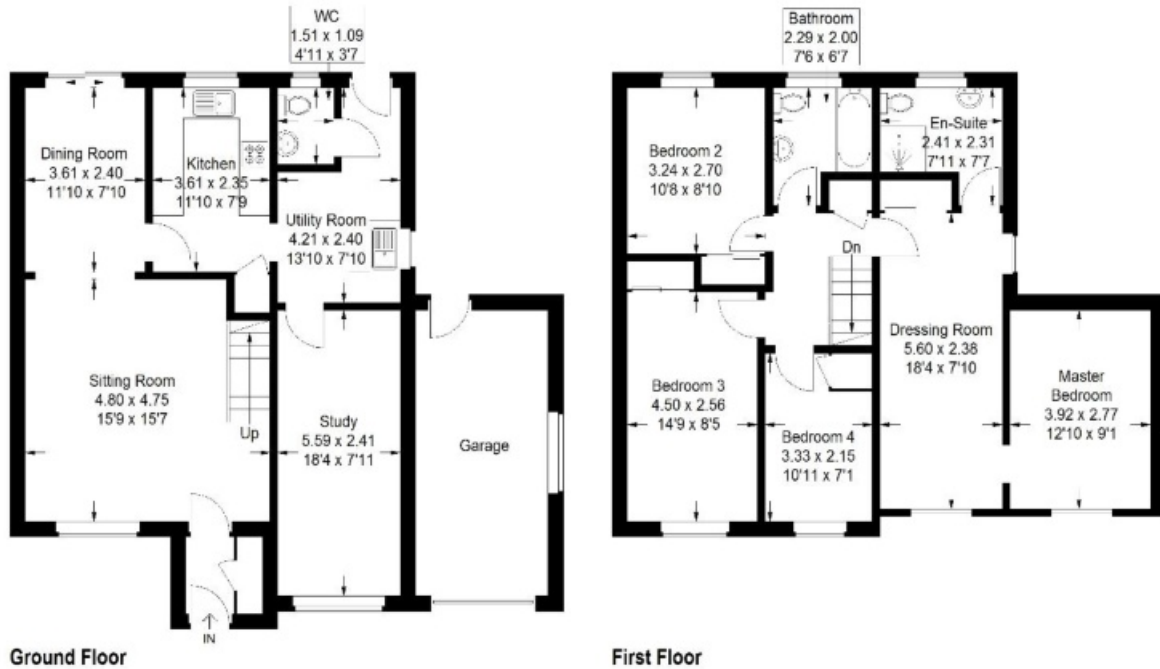


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1073262)

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.