

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 45 Oakfield Court, Kelso

TD5 7NW

**Guide Price £155,000**



Located within an area popular with families and only a short walk to both primary and secondary schools, this is an extremely well-presented end-terraced home in a great location. The property has been refurbished by the current owners and boasts an abundance of attractive features including spacious rooms, dining kitchen, enclosed child friendly garden to the rear and a drive to the front, providing convenient private parking. Early viewing of this lovely property is essential to avoid disappointment.



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Hall  
Lounge  
Dining Kitchen  
Two Double Bedrooms  
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, light fittings, kitchen fittings and bathroom fittings.

### Services

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

### EPC

D

### Council Tax Band

B

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

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Kelso, TD5 7HL  
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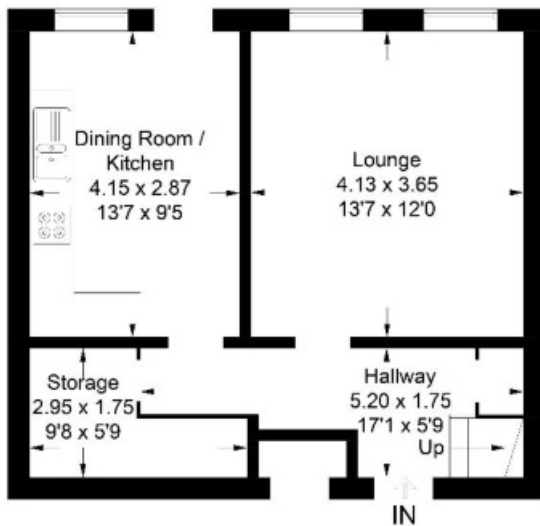
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Galashiels, Tel 01896 758 311  
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Hawick, Tel 01450 3723 36  
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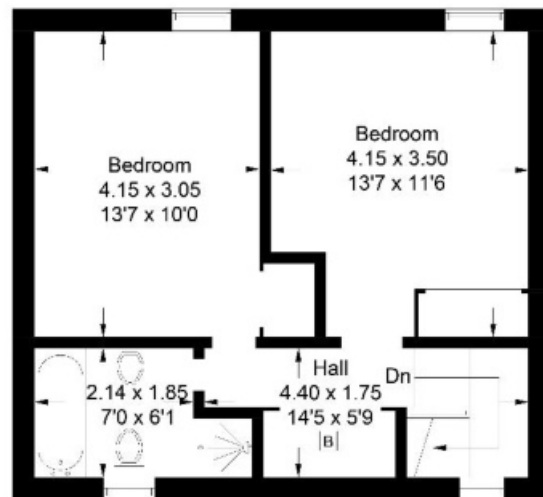


**45 Oakfield Court, Kelso**

Approximate Gross Internal Area  
81.1 sq m / 873 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1076141)

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.