

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Border Ice Rink Bungalow, Abbotseat Road, Kelso

TD5 7SL

Guide Price £290,000



Tucked away in a very peaceful location, set towards the rear of the Border Ice Rink and Golf Club, this is a deceptively spacious detached bungalow. Presented in immaculate order throughout and boasting an abundance of attractive features including modern kitchen and bathroom, contemporary décor and flooring, wrap-around garden and lovely open views over Kelso Racecourse. The accommodation comprises: Front porch, utility Room, hall, sitting room, kitchen, rear porch three double bedrooms and bathroom. Externally there is a generous garden surrounding the property with workshop, garage, shed and drive. Viewing of this lovely property is essential to fully appreciate.



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Front Porch
Utility Room
Hall
Sitting Room
Kitchen
Rear Porch
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Garage
Workshop
Shed
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

Entry

By mutual agreement.

Viewing

Strictly by appointment with the Selling Agent.



Interested in this property?
Call 01573 400399

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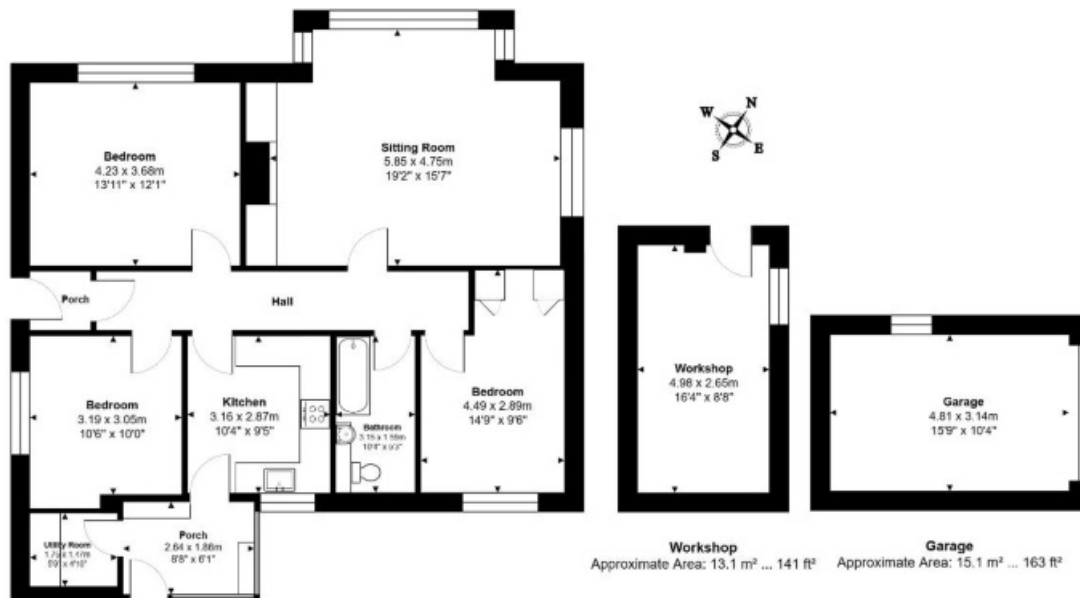
Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Langholm, Tel 013873 80482
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Approximate Gross Internal Floor Area: 100.8 m² ... 1085 ft² (excluding workshop, garage)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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.