

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



10 Peter Crawford Place, Kelso

TD5 7FE

Guide Price £265,000



Located within a sought-after modern development, close to Broomlands primary school and Kelso High School, 10 Peter Crawford Place is a deceptively spacious semi-detached property, built by the highly reputable Kelso firm of M & J Ballantyne. The property is presented in immaculate condition throughout and boasts a spacious and flexible layout with two bedrooms and bathroom on the ground floor and a further two bedrooms and shower room on the first floor. Externally, there are areas of garden to the front and rear and a large gravel drive to the front providing convenient off-street parking. Early viewing of this lovely property is absolutely essential.



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GROUND FLOOR:

Hall
Lounge
Breakfasting Kitchen
Dining Room/Double Bedroom
Double Bedroom
Bathroom

FIRST FLOOR:

Two Double Bedrooms
Shower Room

Gas Central Heating
Double Glazing

Garden to Front & Rear
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, water, electricity and gas. Gas central heating, double glazing.

EPC

B

Council Tax Band

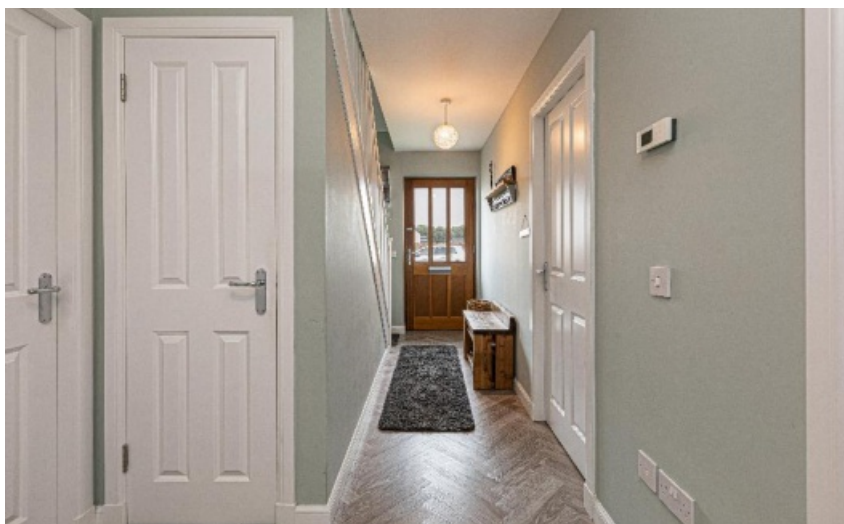
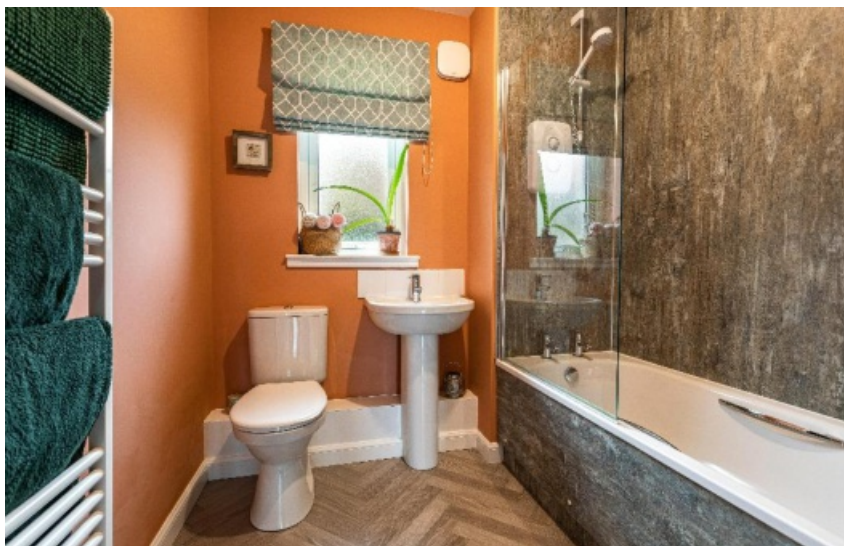
E

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



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Approximate Gross Internal Area = 118.2 sq m / 1272 sq ft

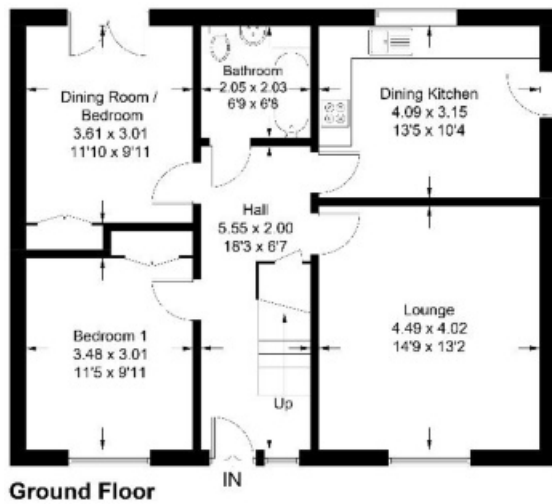


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096072)

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.