

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 22 The Tofts, Kelso

TD5 7BT

**Guide Price £145,000**



22 The Tofts is a well-proportioned first floor apartment, situated just a short walk from the town centre, in a quiet and sought after cul-de-sac. The property would benefit from a degree of mainly cosmetic upgrading but is presented good order throughout and offers lots of potential to make it your own. The property could be used as a two or three bedrooms, depending on requirements and benefits from a fairly modern kitchen and shower room and has the addition of a large attic, which could be converted into additional accommodation, subject to planning consents. Externally, there is a private area of garden to the rear with a shed and private parking to the front. Viewing recommended.



## 22 The Tofts, Kelso

TD5 7BT

Guide Price £145,000

Internal Staircase  
Hall  
Lounge  
Kitchen  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Private Parking  
Garden to Rear  
Shed



### 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

C

### Council Tax Band

C

### 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



**22 The Tofts, Kelso**

Approximate Gross Internal Area = 87.0 sq m / 936 sq ft

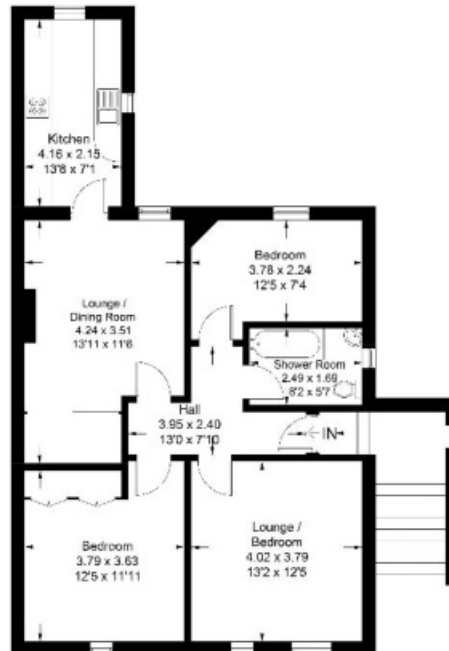


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096070)

Full members of:

