

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 51 Oakfield Court, Kelso

TD5 7NW

**Guide Price £180,000**



Situated within a quiet cul-de-sac in the popular Abbey town of Kelso, this is a deceptively spacious property in a great area. The property is located centrally between Broomlands Primary School and Kelso High School, making it an ideal choice for families. The accommodation comprises: Hall, lounge, kitchen, three bedrooms plus a dining room that could be used as a bedroom, bathroom & downstairs WC. Externally there is an enclosed garden to the front and rear with workshop and double drive. Viewing highly recommended.





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Hall  
Lounge  
Kitchen  
Dining Room  
Downstairs WC  
Three Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden to Front & Rear  
Workshop  
Double 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

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  
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Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
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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 = 100.2 sq m / 1078 sq ft  
(Excluding External Store)

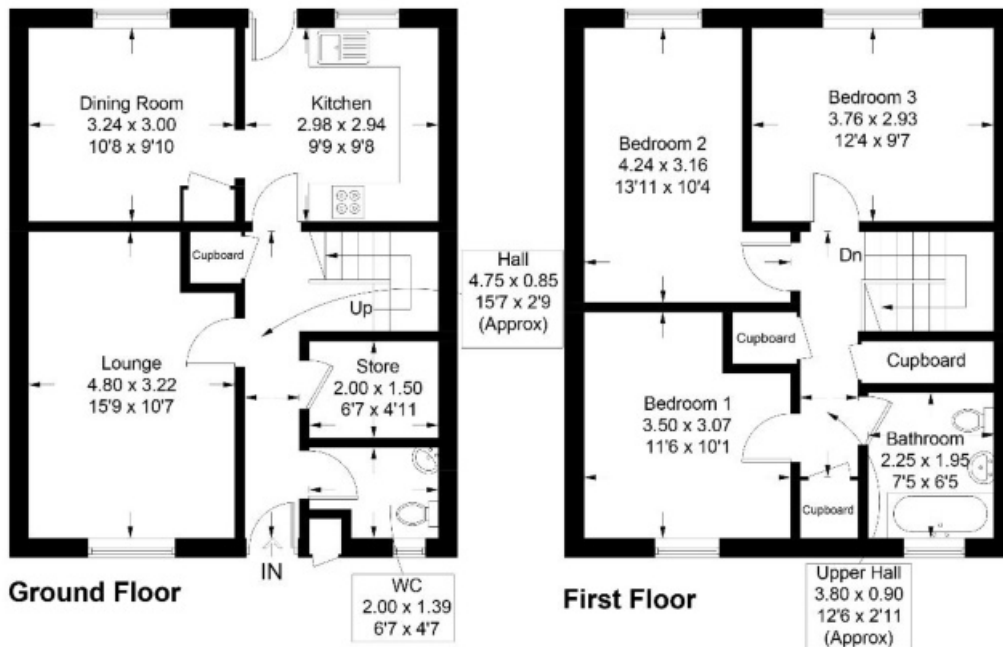


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095164)

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.