

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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11 Ferniehill Court, Kelso, TD5 7LA

Guide Price £195,000



11 Ferniehill Court is an attractive three bedroom mid-terraced family home located in a popular residential area of Kelso. The property is presented in very good order throughout and has been extended by the current owner providing the additional bedroom and en-suite shower room. Externally there is an enclosed garden to the rear benefitting from a particularly good degree of privacy, whilst a garage and driveway ensure there is ample private parking. Early viewing recommended.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen

First Floor:
Master Bedroom with Ensuite
Two Further Bedrooms
Family Bathroom
Study

Gas Central Heating
Double Glazing

Garden to Front & Rear
Garage
Driveway



Location

Kelso is one of the most attractive towns in the Scottish Borders, suited 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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverly rail link from Edinburgh to Tweedbank can be reached in around 30 minutes in Kelso.

Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

EPC

D

Council Tax Band

D

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

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

Also At:
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Selkirk, Tel 01750 723 868
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11 Ferniehill Court, Kelso

Approximate Gross Internal Area = 89.7 sq m / 965 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 106.1 sq m / 1141 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans4sketch.com © (ID1119497)

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.