

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



4 Kingscroft, Kelso

TD5 7NU

Guide Price £285,000



Located within in a well-established and highly sought after cul-de-sac, set towards the outer edge of Kelso and benefiting from being within easy walking distance of the local schools and town centre, 4 Kingscroft is a well-proportioned detached bungalow. Presenting the perfect opportunity for those seeking an ideal home in the town which offers accommodation of generous proportions coupled with plenty of garden ground. The property would benefit from a degree of upgrading and modernisation but offers lots of scope to update to the purchasers taste. The accommodation comprises: Hall, lounge, dining room, kitchen, utility room, three bedrooms and bathroom. Externally there is a generous garden, garage and drive. Early viewing essential.



4 Kingscroft, Kelso

TD5 7NU

Guide Price £285,000

Hall
Lounge
Dining Room
Kitchen
Utility Room
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Shed
Garage
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, Ice Skating, 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 Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

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

E

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

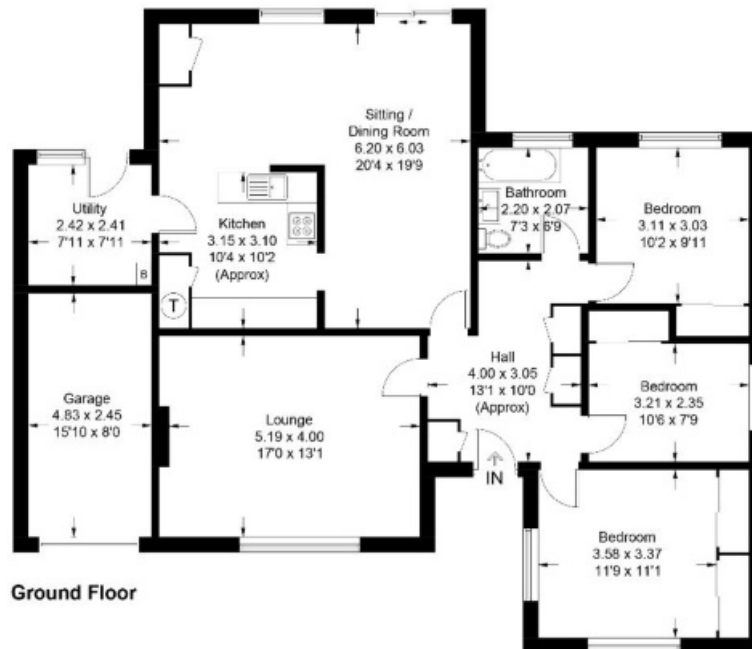
Also At:

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



4 Kingscroft, Kelso

Approximate Gross Internal Area = 130.9 sq m / 1409 sq ft
(Including Garage)



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130896)

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.