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Flat 1, 10 Roxburgh Street, Kelso, TD5 7DH

Guide Price £60,000

Located in the heart of the historic town of Kelso, this first floor apartment has been successfully let for a number of years and is situated in an ideal location ensuring most amenities and facilities are within comfortable reach. The property would be ideally suited for a first time purchase, holiday let or ready to go rental investment. It benefits from a secure entrance at ground level, entering in to a communal stairway, off which is a useful utility room for the use of the subject property. The property has recently undergone internal refurbishment, including new carpets and floor coverings, a newly installed kitchen, and fresh decoration throughout. Viewing recommended.

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Accommodation:
Shared entrance stairway
Hall
Lounge
Kitchen
Double Bedroom
Shower Room

Electric Heating

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

Services
Mains drainage, water and electricity. Electric Heating.

EPC
C

Council Tax
A

Sitting Room
4.32 x 3.82
14'2 x 12'6

Kitchen
3.25 x 1.62
10'8 x 5'4

Shower Room
2.90 x 2.04
9'6 x 6'8

3.50 x 3.40
11'6 x 11'2

Bedroom
4.60 x 2.38
15'1 x 7'10

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