

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 3C Roxburgh Street, Kelso, TD5 7DN

**Guide Price £55,000**



Located in the very heart of the picturesque and historic town of Kelso, this charming studio apartment offers an exceptional opportunity for a variety of buyers. Surrounded by everyday essentials and local charm—from independent shops and cafés to transport links and scenic walks—this well-positioned property combines convenience with character. Successfully let for a number of years, the apartment presents a fantastic investment opportunity, whether you're seeking a ready-to-go rental, a holiday let, or a compact first-time purchase. Its manageable layout and prime location make it an appealing and low-maintenance option. Early viewing is highly recommended to fully appreciate the potential this property offers.



# 3C Roxburgh Street, Kelso, TD5 7DN

Guide Price £55,000

Accommodation:  
Communal Entrance  
Open Plan Lounge/Kitchen/Bedroom  
Shower Room

Electric Heating  
Single Glazing

## Situation

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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Borders Railway link from Tweedbank to Edinburgh 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. Single Glazing

## EPC

D

## Council Tax

A

## Viewing

By appointment with the Selling Agent



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Kelso Call 01573 400399**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

