

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**28 Inch Road,
Kelso, TD5 7JP**

OIRO £185,000



Located in the popular Abbey town of Kelso, this three-bedroom semi-detached property offers an exciting opportunity for those looking to create their perfect family home. While the property is in need of modernisation, it presents brilliant potential for transformation, allowing you to tailor the space to your own tastes and requirements. The property boasts spacious accommodation and enjoys a peaceful and private location. A particular highlight is the generous-sized garden grounds, including expansive front, side, and rear gardens that offer plenty of space for outdoor activities, gardening, or potential future extensions (subject to planning consents). With the charming town centre of Kelso just a short walk away, you'll have easy access to local amenities, schools, and transport links, making this the ideal setting for family living. We highly recommend viewing this property to fully appreciate the potential it offers.



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Ground Floor:
Entrance Vestibule
Hall
Lounge
Dining Kitchen
Bathroom

First Floor:
Landing
Three Bedrooms

Gas Central Heating
Double Glazing

Gardens to Front, Side and Rear
On-Street Parking



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 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 30minutes from 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

C

Council Tax Band

B

Viewing

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
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 96.0 sq m / 1033 sq ft

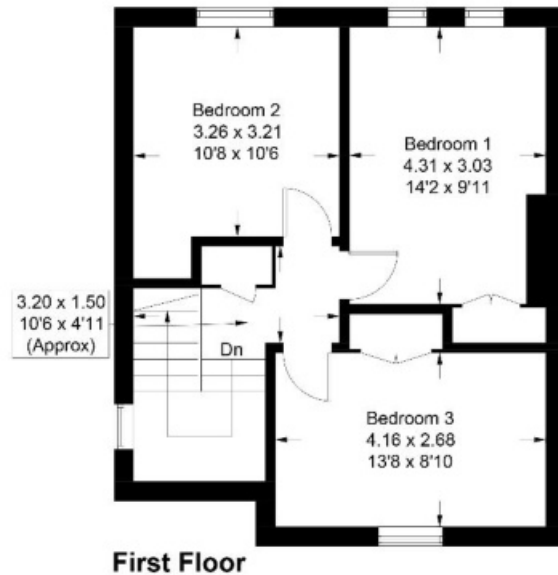
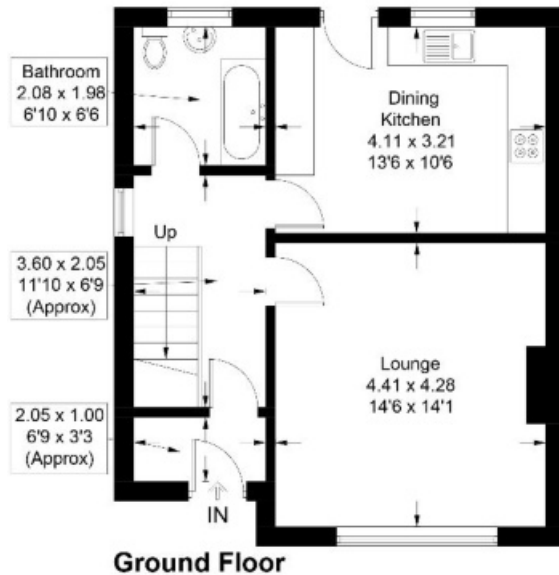


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193740)

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.