

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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12 Redden Farm Cottages, Kelso, TD5 8HS

Guide Price £165,000



Enjoying a peaceful semi-rural position just a short distance from Kelso, this delightful two-bedroom terraced cottage offers an excellent opportunity for first-time buyers or those seeking a tranquil lifestyle in a picturesque setting. Beautifully presented and freshly decorated throughout, the property offers bright and airy accommodation with a welcoming atmosphere. The heart of the home is the cosy lounge, featuring a stunning woodburning stove. Externally, the property benefits from a useful outhouse, garage, and shared garden grounds. Additionally, there is a private section of garden ground exclusive to Number 12. Shared parking is conveniently located to the front of the property. This charming home blends comfort with countryside charm and viewing is highly recommended to fully appreciate all it has to offer.



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Ground Floor:
Entrance Hall
Lounge
Inner Hall
Dining Kitchen
Bathroom

First Floor:
Landing
Two Double Bedrooms

Oil Fired Central Heating
Wood Burning Stove
Double Glazing

Communal Garden Grounds
Private Garden Area
Shared Driveway & Parking Area
Outhouse
Garage



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 Electricity. Double Glazing. Oil Fired Central Heating. Private Drainage and Water.

EPC

E

Council Tax Band

C

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



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Approximate Gross Internal Area = 84.1 sq m / 905 sq ft

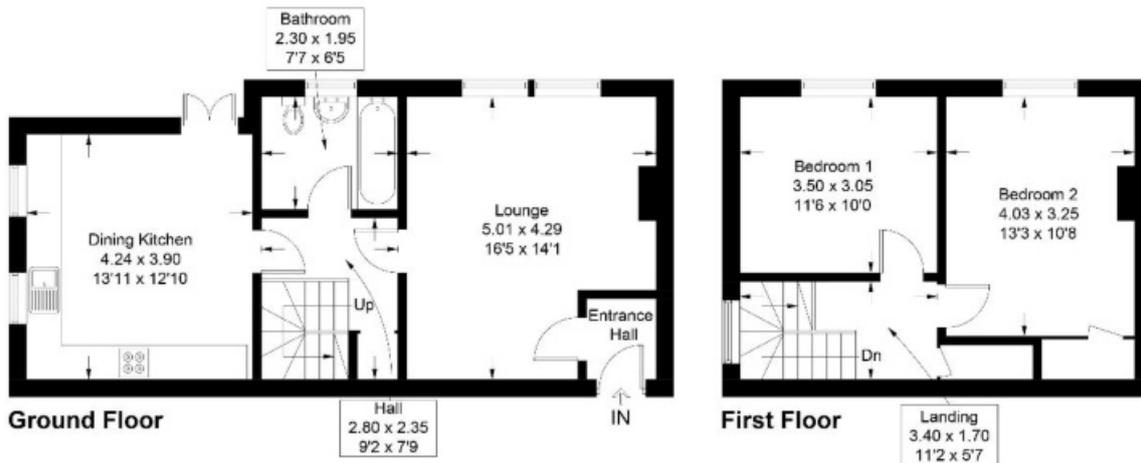


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192583)

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.