

Kelso

Call 01573 400399



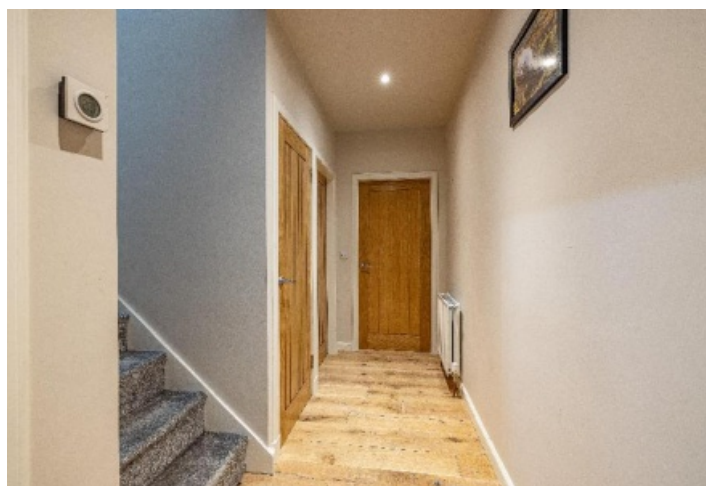
CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Scott Place, Kelso, TD5 7JZ

Guide Price £160,000



Ideally positioned just a short walk from the heart of Kelso, 5 Scott Place offers the perfect balance of convenience and comfort. This well-presented semi-detached home is move-in ready condition, with modern interiors and the added bonus of off-street parking. On the ground floor, the property features a generously sized kitchen, complete with modern fitted units and a breakfast bar. A cosy lounge and stylish shower room complete the ground floor level. Upstairs, there are 2 spacious double bedrooms and a well-appointed family bathroom, as well as ample built-in storage space on the landing. This property is perfectly suited to those looking for an easily-maintained property which is ready to move into. Viewing is highly recommended.



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Ground Floor:
Entrance Vestibule
Hall
Sitting Room
Shower Room
Kitchen

Second Floor:
Landing with Storage
Two Large Double Bedrooms
Bathroom

Gas Central Heating
Underfloor Heating in Shower Room & Bathroom
Double Glazing

Allocated Parking Space



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, gas and electricity.
Double Glazing. Gas Central heating

EPC

D

Council Tax Band

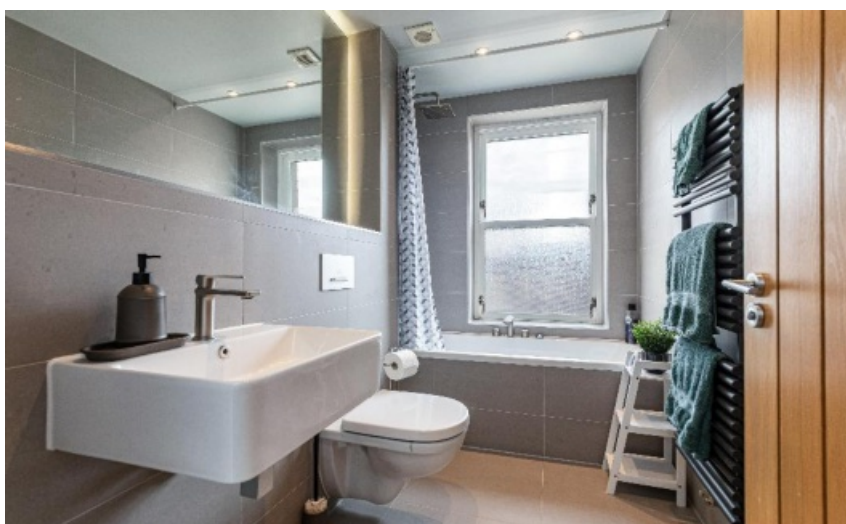
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Viewing

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 = 94.16 sq m / 1013 sq ft

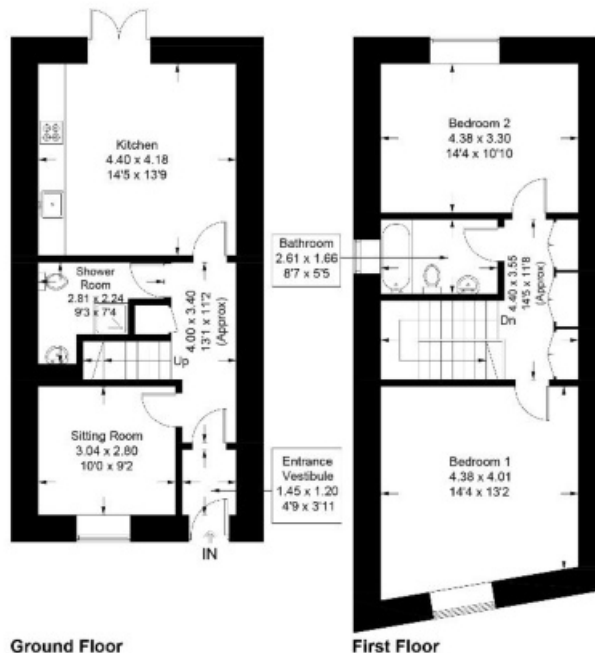


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223132)

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.