

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**41 Dyers Court,
Kelso, TD5 7NQ**

Guide Price £185,000



Set in the highly sought-after Borders town of Kelso, this spacious semi-detached family home is just a short walk from local amenities and within easy reach of Kelso High School. Offering spacious and flexible accommodation, it is perfect for families looking for a comfortable, well-proportioned home. Currently configured as a two-bedroom property with two public rooms, there is potential to easily adapt one of the reception rooms into a third bedroom, depending on your needs. The bright and airy layout is complemented by garden grounds to both the front and rear, with the rear garden being a generous size, offering a private and tranquil space for outdoor enjoyment. Additional features include a driveway providing off-street parking and a garage for extra storage or parking space. Viewing is highly recommended to appreciate the full potential of this lovely home.



41 Dyers Court, Kelso, TD5 7NQ

Guide Price £185,000

Ground Floor:
Entrance Hall
Lounge
Kitchen
Dining Room
Shower Room

First Floor:
Landing
Two Large Double Bedrooms

Gas Central Heating
Double Glazing

Garden Grounds to the Front & Rear
Garage & Driveway



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

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
Tranent,	Tel 01875 611211



41 Dyers Court, Kelso, TD5 7NQ

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft

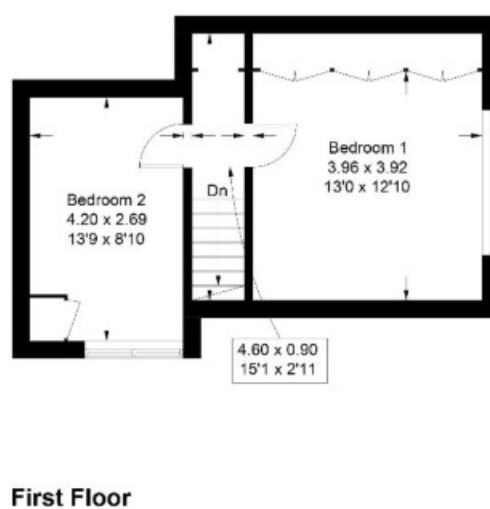
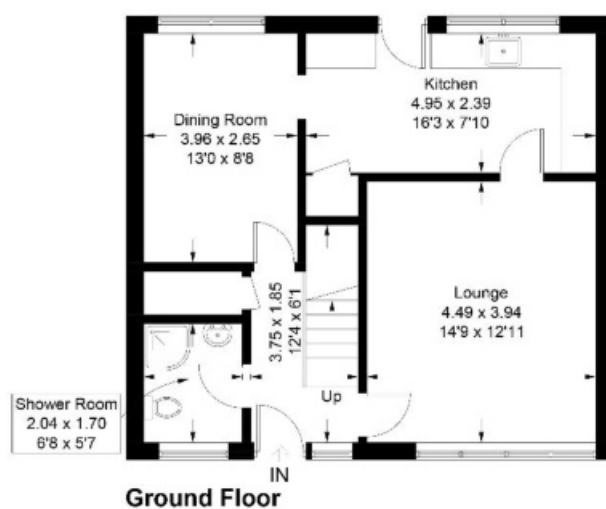


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1251178)

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.