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## 61 Hendersyde Drive, Kelso, TD5 7TH

Guide Price £180,000



Located in a desirable residential area on the outskirts of Kelso, in a quiet cul-de-sac setting, this well-maintained semi-detached home is ideal for first-time buyers or young families. The property is presented in excellent condition throughout, offering a comfortable and practical living space. The accommodation comprises an entrance hallway, a spacious lounge, a dining kitchen, two well-proportioned bedrooms and a newly fitted bathroom. Externally, the property features well-kept garden grounds to the rear with direct access via patio doors from the kitchen. To the front, a driveway provides ample off-street parking. This property offers the perfect balance of a peaceful setting with convenient access to local amenities, schools and transport links. Early viewing is highly recommended.



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Ground Floor: Entrance Hall Lounge Dining Kitchen

First Floor: Landing Two Bedrooms Bathroom

Gas Central Heating Double Glazing

Front & Rear Garden Grounds 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. Moveables by separate negotiation

#### **Services**

Mains drainage, water, gas and electricity. Double glazing. Gas central heating

#### **EPC**

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#### **Council Tax Band**

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#### Viewing

By appointment with the Selling Agent

#### Entry

By mutual agreement













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### Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

Monday to Friday: 9.00am to 5.00pm Saturday: 9.00am to 12.00 noon

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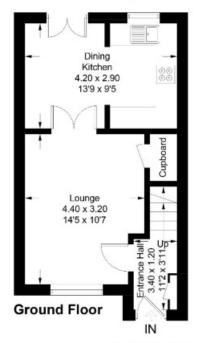






#### 61 Hendersyde Drive, Kelso, TD5 7TH

Approximate Gross Internal Area = 61.6 sq m / 663 sq ft



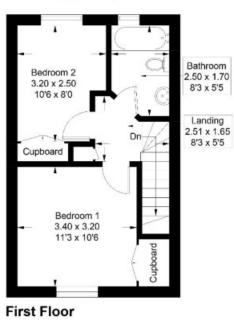


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1257017)

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