

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**23 Pinnaclehill  
Park, Kelso,  
TD5 8HA**

**Guide Price £325,000**



Situated within a highly sought-after residential area of Kelso, this detached family home offers spacious and versatile accommodation, ideal for a range of purchasers. While the property would benefit from a degree of modernisation, it presents an excellent opportunity for buyers to create a home tailored to their own tastes and requirements. The flexible layout is well suited to family living and comprises an entrance vestibule, hallway, dining kitchen, rear vestibule, WC, living room, dining room, ground floor bedroom and shower room. On the first floor, the landing provides access to the generous principal bedroom with walk-in wardrobe, a further double bedroom, family bathroom and a useful storage cupboard. Externally, the property is set within surrounding garden grounds, providing ample outdoor space to enjoy. There is also a large garage, driveway parking and a brick-built store, offering excellent storage facilities. Offering a fantastic opportunity in one of Kelso's most desirable residential locations, early viewing is highly recommended to fully appreciate the potential on offer.



# 23 Pinnaclehill Park, Kelso,

TD5 8HA

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Ground Floor:  
Entrance Vestibule  
Hallway  
Dining Kitchen  
Rear Vestibule  
WC  
Living Room  
Dining Room/Bedroom  
Double Bedroom  
Shower Room

First Floor:  
Landing  
Principle Bedroom with Walk in Wardrobe  
Further Bedroom  
Bathroom

Gas Central Heating  
Double Glazing

Surrounding Gardens Grounds  
Large Garage with Electric Roller Door  
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, Gas and Electricity  
Double Glazing & Gas Central Heating

### EPC

D

### Viewings

Strictly by appointment with the Selling Agent.

### Council Tax

F

### Entry

By mutual agreement.



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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**23 Pinnaclehill Park, Kelso, TD5 8HA**

Approximate Gross Internal Area = 158.47 sq m / 1706 sq ft  
(Excluding Eaves)



= Reduced headroom below 1.5m / 5'0"

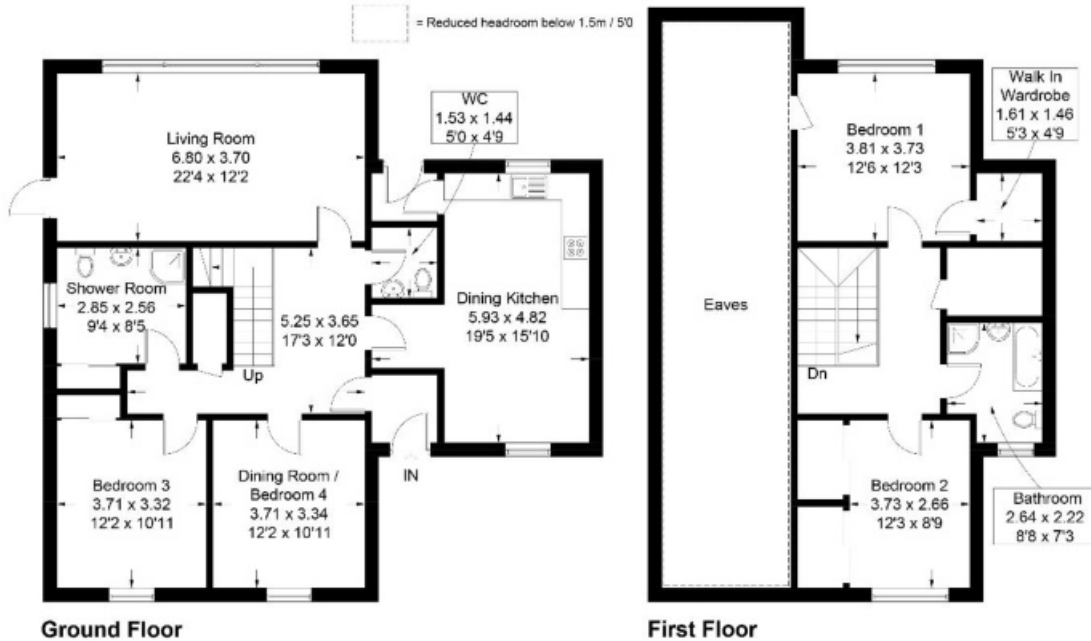


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310086)

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.