

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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22 Eden Road, Ednam, Kelso

TD5 7QG

Guide Price £175,000



Located in the charming village of Ednam, this well-appointed terraced property offers an ideal home for families, with the highly regarded Ednam Primary School just a short walk away. The property is also just a short drive from Kelso, which offers a wide range of amenities including shops, restaurants and leisure facilities. The accommodation comprises an entrance porch leading into a welcoming hallway, a comfortable lounge opening through to a dining room, a well-proportioned kitchen and a rear porch providing additional access to the garden. Upstairs, the property features three bedrooms and a family bathroom, offering ample space for growing families. Externally, the property benefits from a generous rear garden offering excellent potential to create an ideal outdoor space. To the rear, there is a garage and car port accessed via a shared lane. To the front, there is a garden area along with on-street parking and further potential to create off-road parking, subject to the necessary planning consents. Viewing is highly recommended to fully appreciate the space and potential this home has to offer.



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FIRST FLOOR:

Front Porch
Hall
Lounge
Dining Room
Kitchen
Rear Porch

FIRST FLOOR:

Landing
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Front & Rear Garden
Garage
Car Port



Location

Ednam is a popular village which lies around 2 miles distant from the town of Kelso. It has a well-regarded primary school and village hall, centred around which is a good community spirit, in addition to a post office facility. Nearby 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 shopping, educational and recreational facilities, the latter including National Hunt Racing, curling, golf, swimming, rugby, tennis, cricket, bowls and fishing. Ednam also benefits from being situated on a main bus route making Kelso easily accessible.

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

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:

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
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22 Eden Road, Ednam, Kelso, TD5, 7QG

Approximate Gross Internal Area = 93.5 sq m / 1006 sq ft

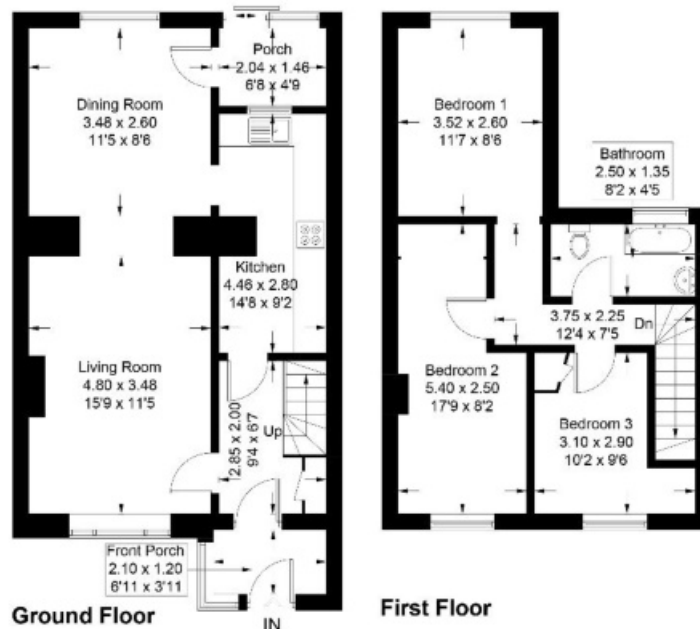


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290E00)

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.