

13 Albert Place, Kelso, TD5 7JL

'A beautifully presented ground floor flat located in a quiet cul-de-sac, close to the town centre'

ACCOMMODATION

Entrance Hall, Sitting Room, Kitchen, Bedroom, Dressing Room, Bathroom

Guide Price £85,000

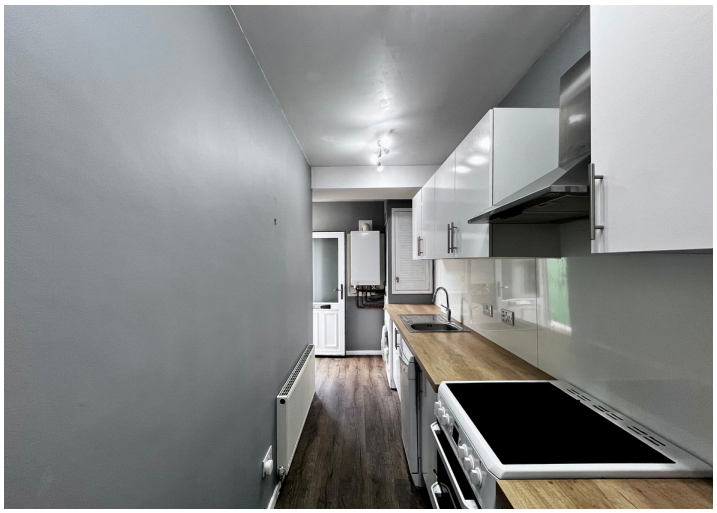
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WELCOME TO

OVERVIEW

This well presented ground floor one bedroom flat is located centrally within the Kelso Conservation Area, in close proximity to the town centre, Kelso Library and to the civic amenities on Inch Road.

The property has an attractive stone frontage and has been recently modernised to create a modern living space. The flat has a main door access and is tastefully presented in ready to move in condition. The property has on-street vehicular parking to the front and a shared courtyard to the rear giving direct access to the adjacent service lane. The property has a south east, north east orientation.

Albert Place is a quiet, centrally located cul-de-sac in close proximity to the bus network. The size and location of this dwelling lends itself to a range of owners including first time buyers, downsizers and those seeking a buy to let.

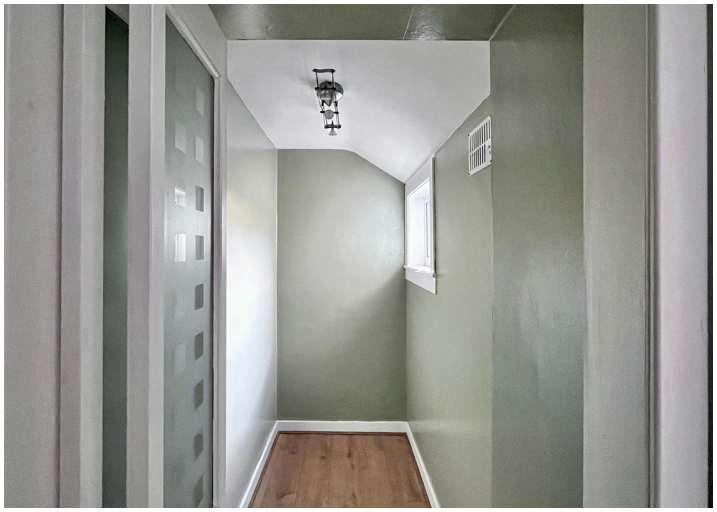
THE TOUR

This ground floor property is accessed directly from the street. The small bright hallway gives direct access to the sitting room and bathroom and indirect access to the kitchen and bedroom. Each room has been individually decorated and is distinctive in character.

The stylish entrance hall has a feature door with a clear storey light above which immediately sets the style of the property. The bright sitting room is at the heart of the house. It has a feature gas fire with stone hearth and timber mantle, cornicing, a traditional timber floor, a sash and case window and a feature alcove.

The galley style kitchen combines modern gloss white base and wall units and gives direct access to the shared courtyard. It is well appointed with a washing machine, dishwasher, hob and cooker and a fridge freezer.







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THE TOUR CONTINUED

The bedroom and dressing room are decorated with a unified colour and material palette. Both rooms have windows which overlook the shared courtyard. The lower sashs of the living room and bedroom windows both have obscured glass.

The bathroom is also modern and welcoming with contemporary white fittings and a chrome towel rail. The bath has mixer taps, a Mira shower, a glass shower screen and white wall tiling.

The property has gas central heating.

OUTSIDE

The kitchen gives direct access to a small shared courtyard which has scope for developing with outdoor seating and container gardening.

The properties in Albert Place, together with neighbouring Victoria Place have access to a large shared garden with a drying green and communal social amenities.

THE AREA

Albert Place is a short walk away from Kelso Square, the Co-op supermarket on Roxburgh Street, the swimming pool and medical centre on Inch Road and to the river at the nearby Cobby. There are regular events in the town at the Tait Hall, Springwood Park and at Floors Castle.

13 Albert Place is in an ideal location for sustainable travel with bus stops being very close by on Bowmont Street. There are direct services to Kelso Town Centre, Berwick Upon Tweed/ Berwick Upon Tweed Train Station and to Tweedbank Train Station/Galashiels.



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COUNCIL TAX - Band A

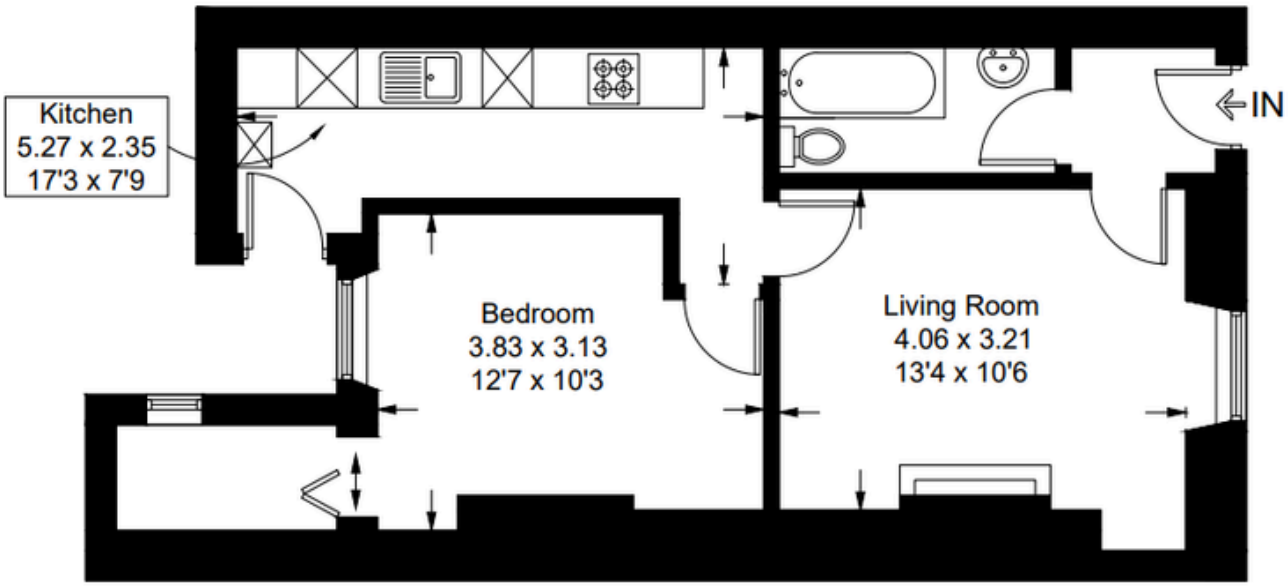
EPC RATING – C

SERVICES
The property has gas central heating. It is served by mains water, drainage, electric and gas services.



ABOUT TAITS
At Taits our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.

Approximate Gross Internal Area = 43.8 sq m / 471 sq ft



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.