

Kelso

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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35 Inchmead Crescent, Kelso

TD5 7LL

Guide Price £180,000



35 Inchmead Crescent is a beautifully presented two-bedroom semi-detached home offering an exceptional opportunity for first-time buyers, young families or those seeking a property in true move-in condition. Set on a generous plot with areas of garden to the front, side and rear, the property also benefits from two useful sheds and a large gated driveway providing ample off-street parking. Internally, the home is presented in immaculate order throughout, featuring a contemporary fitted kitchen, modern bathroom, stylish décor and attractive flooring that create a bright and welcoming living environment. Situated within easy walking distance of Kelso town centre, the property is close to excellent local amenities including Kelso Rugby Club, swimming pool, race course, doctors' surgery, independent shops, cafés and restaurants. Kelso offers a wonderful blend of historic charm, community spirit and scenic countryside, making this an ideal place to call home.



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Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Generous Garden
Two Sheds
Drive



Location

Nestled in the heart of the Scottish Borders, Kelso is widely regarded as one of the most picturesque and desirable towns in the region. Set at the meeting point of the Rivers Tweed and Teviot, the town enjoys a truly stunning setting, with its elegant, Flemish-style cobbled Square forming a charming and vibrant focal point. Independent shops, welcoming cafés, traditional pubs and quality restaurants give Kelso a warm community feel, while its rich history and architectural beauty create an enviable lifestyle setting. The town is perhaps best known for Kelso Races, one of Britain's most scenic National Hunt racecourses, and is also home to Floors Castle, the magnificent Roxburghe family seat set within spectacular parkland. Outdoor enthusiasts are particularly well catered for, with superb fishing on the River Tweed, excellent golf at Kelso Golf Club, as well as rugby, tennis, cricket, curling, swimming and bowls all available locally. Kelso combines the charm of country living with excellent accessibility. The town lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed and 70 miles north of Newcastle upon Tyne. The Borders Railway at Tweedbank, reachable in around 30 minutes, provides a direct rail link to Edinburgh, making Kelso an attractive choice for commuters and those seeking a balance between rural tranquillity and city convenience. Altogether, Kelso offers an exceptional quality of life, combining natural beauty, rich heritage, strong community spirit and outstanding leisure opportunities in one of the Borders' most sought-after locations.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

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

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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

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Approximate Gross Internal Area = 75.2 sq m / 809 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306224)

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.