

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

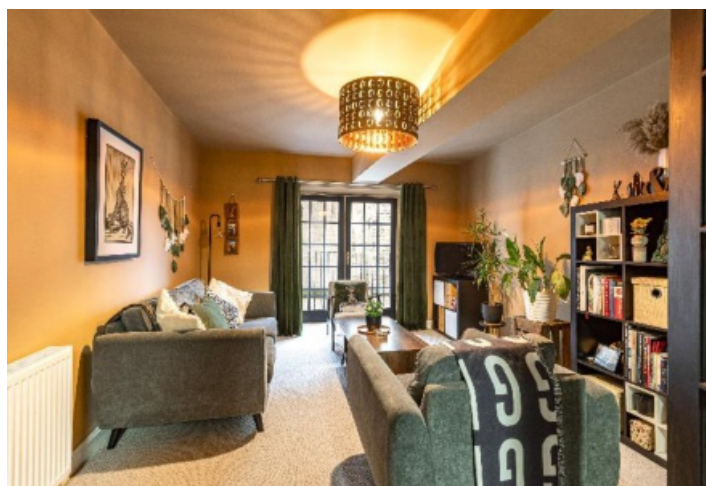
WWW.CULLENKILSHAW.COM



1 The Granary Abbey Row

Kelso, TD5 7JF

Guide Price £130,000



Located in the heart of the picturesque Abbey Town of Kelso, 1 The Granary offers a charming and beautifully presented first-floor apartment, set within a former granary building that was thoughtfully converted in the 1990s and retains many of its original features. Perfectly suited for those seeking a secure, tranquil setting with the convenience of a town centre location, this property would make an ideal first home, second home, or an investment opportunity. The apartment comprises a spacious lounge with a Juliet balcony, a well-equipped kitchen, a comfortable double bedroom and a shower room. A generous built-in storage cupboard provides ample space for all your essentials. The apartment benefits from a secure entry system, ensuring peace of mind and there is an external storage unit for added convenience. On-street parking is readily available, with all local amenities, landmarks and leisure activities just a short walk away. Viewing is highly recommended to fully appreciate this delightful property.

1 The Granary Abbey Row

Kelso, TD5 7JF

Guide Price £130,000

Accommodation:

Hallway
Lounge with Juliet Balcony
Kitchen
Double Bedroom
Shower Room
Large Store

Gas Central Heating
Double Glazing
External Store
Secure Gated Entrance
On-Street Parking



Situation

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 30 minutes from Kelso.

Fixtures and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

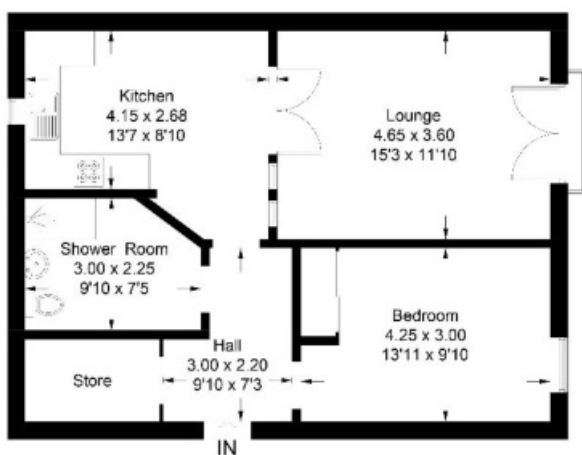
Mains drainage, water, gas and electricity. Double Glazing. Gas Central Heating. Factor charge of £80pcm - this contributes to the maintenance of the building, communal areas, as well as buildings insurance.

EPC

C

Council Tax

B



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Kelso Call 01573 400399

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

Also at
Galashiels,
Jedburgh,
Hawick,
Kelso,
Melrose,
Peebles,
Selkirk,
Langholm,
Tel 01896 758 311
Tel 01835 863 202
Tel 01450 3723 36
Tel 01573 400 399
Tel 01896 822 796
Tel 01721 723 999
Tel 01750 723 868
Tel 013873 80482

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.

Full members of:

