

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26 The Square, Kelso, TD5 7HH

Guide Price £250,000



A beautifully presented townhouse located in the heart of the historic Abbey town of Kelso, this exceptional property offers a perfect blend of period charm and modern convenience. Lovingly renovated by the current owners, the home retains many of its original features while benefiting from tasteful contemporary upgrades throughout. Enjoying wonderful views over the Town Square, the property is ideally situated with all local amenities quite literally on the doorstep. The accommodation is well-proportioned and arranged over multiple levels, comprising three generously sized bedrooms, two modern bathrooms, a stylish new kitchen, a separate utility room and a comfortable lounge. This property is particularly well-suited to buyers looking for a low-maintenance and characterful home in one of the Scottish Borders' most desirable towns. Viewing is highly recommended to appreciate the location, character and quality of this delightful home.



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Ground Floor:
Entrance Hall

First Floor:
Landing
Lounge
Kitchen
Utility Room
Shower Room
Double Bedroom

Second Floor:
Landing
Two Double Bedrooms with Walk-in-Wardrobes
Shower Room

Gas Central Heating
Single Glazing



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.
Single Glazing. Gas Central Heating.

EPC

D

Council Tax Band

B

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:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 179.2 sq m / 1929 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300007)

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.