

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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32 Inchmead Crescent, Kelso, TD5 7LL

Guide Price £170,000



32 Inchmead Crescent offers an excellent opportunity for those seeking a well-maintained family home in a desirable area of Kelso. This charming mid-terraced property is presented in walk-in condition and features three bedrooms, a comfortable lounge with a cosy wood-burning stove, a modern kitchen and bathroom. Externally, the property boasts a private rear garden. To the front, there is off-street parking for two cars, a valuable feature in this area. The property is perfectly placed for those who value convenience, with primary and secondary schools, local parks and shops all within easy reach. Early viewing is highly recommended to fully appreciate all that this property has to offer.

****Spray-foam insulation removed from the loft, making the property lender-friendly and accessible to buyers requiring a mortgage!****



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Ground Floor:
Entrance Vestibule
Hall
Lounge
Kitchen
Bathroom

First Floor:
Landing
Three Bedrooms

Gas Central Heating
Double Glazing

Rear Garden
Off-Street Parking



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.
Double Glazing. Gas Central heating

EPC

C

Council Tax Band

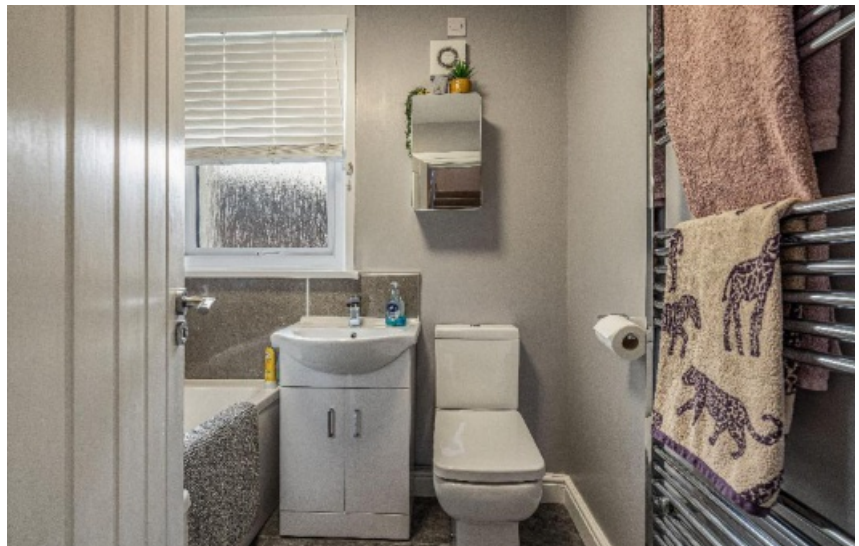
B

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 = 93.6 sq m / 1007 sq ft

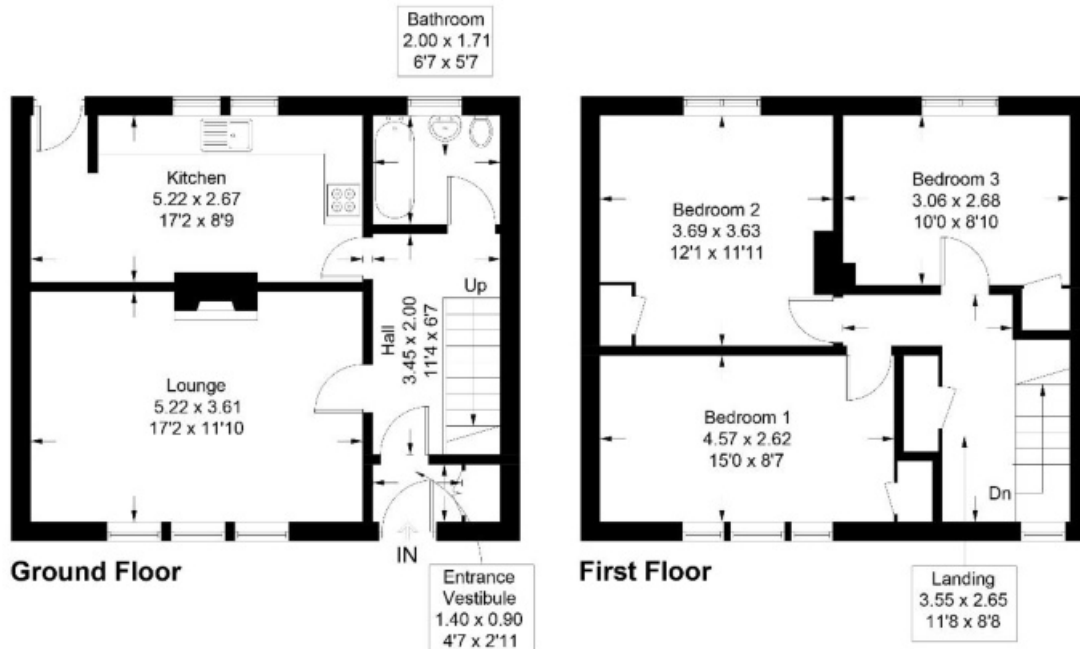


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265627)

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.