HASTINGS LEGAL



2 Abbey Row, Kelso, TD5 7JF

Offers over £245,000

PROPERTY & LEGAL






Occupying a superb position in the heart of Kelso, this beautifully presented three bed first floor apartment enjoys charming views across the town's historic cobbled streets, with an excellent range of local amenities, independent retailers and the impressive historic Abbey all within easy reach.

HIGHLIGHTS

- Stylish apartment with courtyard
- Excellent central location
- Beautiful outlook across the town & Abbey
- Three comfortable bedrooms
- Bathroom & Separate Shower Room



The property has been thoughtfully restored and upgraded to create a stylish, contemporary home, offering an appealing combination of character, comfort and convenience. Equally suited as an easily maintained main residence, an attractive second home or an investment opportunity, the apartment has previously operated as a successful holiday let for a number of years, demonstrating its excellent income potential.

A particularly appealing feature is the charming courtyard entrance, accessed directly from the cobbles and providing a pleasant private seating area. Steps lead up to the main entrance door, beyond which the accommodation is presented in a fresh and contemporary style, with tasteful décor and quality finishes throughout. The principal living space is bright and welcoming, enjoying a lovely outlook over the cobbled street and offering ample room for both comfortable seating and dining. To one end, a stylish fitted kitchen incorporates a range of integrated appliances, creating a practical yet attractive space for everyday living and entertaining.

There are three beautifully appointed double bedrooms, each finished to an excellent standard and offering comfortable accommodation. These are complemented by a luxurious bathroom and a separate contemporary shower room, providing excellent flexibility for residents and guests alike. A particularly useful separate utility room further enhances the practicality of the accommodation. This is a wonderful opportunity to acquire a distinctive and stylish property in one of the Borders' most sought-after towns. Kelso offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, together with an abundance of surrounding countryside and outdoor pursuits, making this an ideal base from which to enjoy everything the area has to offer.

Location
Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.
• Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.
• Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

Services
Gas central heating. Mains gas, electricity, water & drainage.

Additional Information
Furnishing available separately.
All fitted flooring, light fittings, curtain poles, blinds and integrated appliances are included in the sale price. Grade B Listed building.

Viewing & Home Report
A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk Alternatively or to register your interest or request further information, call 01573 225999 - lines open 5 days a week including weekends and public holidays.

Price & Marketing Policy
Offers over £245,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - Enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.







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