



Tweedbrig, Jedburgh Road, Kelso

 **CULLEN KILSHAW**
SOLICITORS & ESTATE AGENTS

MEMBERS OF
BSPC & ESPC



Tweedbrig is an extremely well-proportioned detached property, located in a sought after but rarely available area, with stunning open views over Kelso and beyond. The property is within comfortable walking distance of the town centre and has good local amenities nearby. Presented in very good order throughout and benefiting from an abundance of attractive features including a spacious and flexible layout, modern kitchen, bathroom and shower room, easily maintained private garden, drive and garage. Properties in this area rarely come onto the open market and as such, early viewing is considered essential to avoid disappointment.

ENTRANCE HALL

LOUNGE WITH DINING AREA

KITCHEN UTILITY ROOM

SHOWER ROOM

FOUR DOUBLE BEDROOMS

BATHROOM

GAS CENTRAL HEATING

UNDERFLOOR HEATING

DOUBLE GLAZING

GARDEN INTEGRAL GARAGE

DRIVE DETACHED GARDEN ROOM

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 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

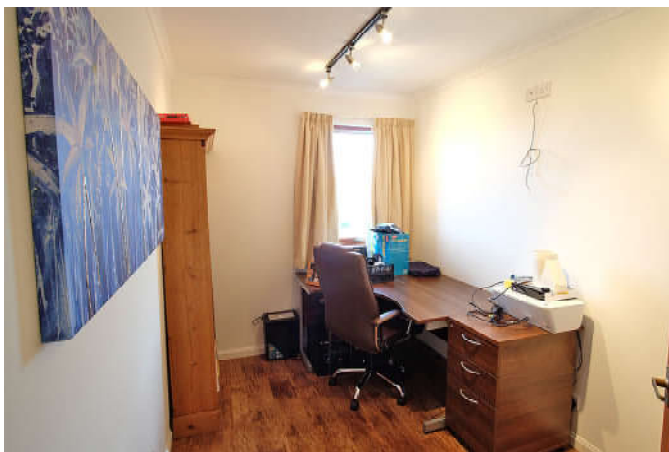


DIRECTIONS

Travelling into Kelso on the A698 from the Jedburgh direction, take the first turning on the left into Jedburgh Road. Continue straight on and then take the last turning on the left before the mini-roundabout. Tweedbrig is located on the right hand side.

For Sat Nav users the post code is TD5 8AZ.





FITTINGS AND FIXTURES

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

VIEWING

Strictly by appointment with the Selling Agents.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE RATING

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SERVICES

Mains drainage, water, gas and electricity. Double glazing, gas central heating.

SELLING AGENTS

CULLEN KILSHAW

Solicitors and Estate Agents

43 The Square, Kelso TD5 7HL

Telephone: 01573 400399

Fax: 01573 400388

Email: kelso@cullenkilshaw.com

Website: www.cullenkilshaw.com

IMPORTANT

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agents nor the vendors warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.



**8 BORDERS TOWN
CENTRE OFFICES**



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KELSO

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MELROSE LEGAL OFFICES

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SELKIRK

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