

# TAITS

Solicitors & Estate Agents

Jedburgh Office

01835 344911

info@taits.co.uk



## HOLMSCROFT

3 ABBEY VIEW, KELSO TD5 8HX

*Holmscroft is a superb detached dwelling occupying an extensive corner plot and enjoying a private setting in a rarely available residential area of Kelso with wonderful open views.*







Bright, extremely spacious, versatile, and well appointed accommodation in good order comprises:-Vestibule, Entrance Hall, Shower Room with WC, Fitted Dining Kitchen, Utility Room, Lounge, 3 Double Bedrooms, Family Bathroom and Garage. There is an enclosed mature garden surrounding the property laid mainly in lawn with patio areas and a range of established plants, shrubs and trees. The property benefits from gas central heating, is fully double glazed and being offered for sale with all fitted carpets, floor coverings, curtains, blinds and light fittings.

**VESTIBULE: 1.73m x 1.61m**

A hardwood door at the front with glass side panel opens into a spacious vestibule. Walk-in storage cupboard with hanging rail, shelving and lighting. 1 single power point. Mahogany stained finish to skirtings, doors and facings. An inner mahogany stained 15 panel glass door leads to a spacious hallway. Ceramic tiled flooring.



**SHOWER ROOM/WC: 2.45m x 1.61m**

Spacious shower room with frosted glass window to side. White WC and pedestal wash hand basin with mixer tap and mirror above. Shower cubicle with modern shower boarding and stainless steel "aqualisa" electric shower. C/h radiator. Ceramic tiled effect flooring.

**ENTRANCE HALL: 2.69m x 1.90m**

Extremely spacious and giving access to all rooms. Large under stairs walk-in storage cupboard with coat hooks, lighting and burglar alarm system. C/h radiator. Smoke alarm. Telephone point. 1 single power point. Mahogany stained finish to skirtings, facings and doors. Stairs to upper floor. Fitted carpet.



**BEDROOM 1: 3.70m x 3.60m**

Bright double bedroom with window to front and venetian blinds. 2 double and 1 single power points. C/h radiator. Fitted carpet. This room could be used as a dining room if required.

**LOUNGE: 5.13m x 4.70m**

A delightful room with patio doors to garden at rear and window to side, both with vertical blinds. Feature fyfestone fireplace with coal effect gas fire, marble hearth and mahogany mantel. C/h radiator. TV aerial. 3 double and 1 single power points. Coving. Attractive centre ceiling light fitting. Telephone point. Mahogany stained finish to skirtings, doors and facings. Fitted carpet.

**KITCHEN: 4.63m x 3.87m**

Spacious dining kitchen with large window to rear overlooking the garden and vertical blinds. Excellent range of oak fitted base and wall units with contrasting worktops, splashbacks and glass display units. Double stainless steel sink unit with drainer and mixer tap. Integrated 4 ring gas hob with splashback and extractor hood. Integrated fridge and "bosch" electric oven with grill and combination microwave. Plumbed for dishwasher. C/h radiator. 3 double and 1 single power points. Shelved storage cupboard. Ceramic tiled floor.



**UTILITY ROOM: 3.11m x 1.83m**

With window to rear. Stainless steel sink unit with drainer and tiled splashback. Plumbed for washing machine and tumble drier. Traditional clothes pulley. 1 double and 1 single power points. C/h radiator. Fluorescent lighting. Glass door to rear garden. C/h controls. Ceramic tiled floor.



**UPPER FLOOR:**

Reached by an attractive mahogany stained staircase from the entrance hall with open balustrade and velux window to front with display sill at half way. Fitted carpet.

**LANDING: 3.08m x 1.16m**

Giving access to all rooms on the upper floor. Large shelved linen/ airing cupboard with hot water tank. Additional shelved storage cupboard. Hatch to attic space. 1 single power point. Smoke alarm. Fitted carpet.

**BEDROOM 2: 3.88m x 3.09m**

Bright and spacious double bedroom with large velux window to rear with deep display sill giving a lovely open view towards the Eildons. Fitted wardrobe with shelving and hanging rail. 2 double and 1 single power points. Telephone point. C/h radiator. Fitted carpet.

**BEDROOM 3: 4.36m x 3.33m**

Bright and spacious master bedroom with window to side giving a stunning view over the town and countryside beyond. Range of fitted wardrobes with hanging rails and shelving. 2 double and 1 single power points. C/h radiator. Telephone point. Fitted carpet.

**BATHROOM: 3.06m x 1.66m**

With velux window to rear and deep sill. Tiled to dado with contrasting tiling. White WC, bath and pedestal wash hand basin with mixer tap and mirror above. Separate shower cubicle with "mira vigour" electric shower. C/h radiator. Slate tiled effect flooring.

**GARDENS:**

The property is surrounded by an extensive enclosed private garden which has an excellent range of established/mature plants, shrubs and trees providing an abundance of colour. At the rear is an attractive patio from where to sit and enjoy the summer sunshine. The front garden is laid mostly in lawn with flower beds, an established rowan tree and wrought iron gates at either side lead.

**GARAGE:**

A tarred driveway leads to a single garage attached to the property with up and over door, concrete floor, fluorescent lighting, hatch to roof storage space and a store room off with lighting. There is also a door and window to rear. The gas central heating boiler and electric meters are located in the garage. There is also an external store at the front with lighting for garden tools etc.

**GENERAL:**

All fitted carpets and flooring are included in the sale along with the curtains, blinds, light fittings and integrated appliances.

**SERVICES:**

Mains water, drainage, gas and electricity are connected.

**BURDENS:**

Council Tax – Band F. EPC Rating – C71.

**VIEWING:**

Strictly by appointment through the selling agents.

**ENTRY:**

By negotiation.







These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Gas and electric installations and appliances in the house have not been checked by the selling agents.



**Zoopla.co.uk**  
Smarter property search

**TAITS**  
Solicitors & Estate Agents

10 The Square • Kelso • TD5 7HJ  
T: 01573 224 311  
E: info@taits.co.uk

43 High Street • Jedburgh • TD8 6DQ  
T: 01835 344 911  
E: info@taits.co.uk