

LEGAL
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Pemberley

6 Springwood Bank, Kelso, TD5 8BA





Enjoying a pleasant position within this highly sought after cul-de-sac towards the edge of town, Pemberley is a well-proportioned and stylishly presented detached property which has been upgraded and modernised by the current vendor to an exacting standard. Currently operating as a bed and breakfast and providing an ideal opportunity for those seeking a similar venture, but equally well placed and ideally suited as a main home with plenty of space on offer both inside and out.



LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

ACCOMMODATION SUMMARY

Entrance Vestibule, Hall, Lounge, Kitchen, Dining Room/Bedroom Four and Three Double Bedrooms, Two with En-Suite Shower Rooms, and Family Bathroom.

KEY FEATURES

- Pleasant cul-de-sac position.
- Bright and airy accommodation
- Modernised to a high standard
- Well-proportioned rooms
- Low maintenance garden.

GROUND FLOOR ACCOMMODATION

The useful entrance vestibule gives way to an extremely warm and welcoming hallway; a carpeted stairs with a spindle banister leads off to the upper floor with a large velux window over. A built-in cupboard houses the boiler and an additional under stair cupboard provides good storage. The lounge extends from the front to the rear of the property with windows on three sides and as such benefits from floods of natural light and a focal point is provided by the central gas fire. The kitchen which is positioned to the rear overlooks the garden and is fitted with an excellent range of sleek gloss white wall and base units with a good range of worktops

complete with glitter effect splashbacks. Appliances include an integral gas hob and oven with chimney style extractor hood above, fridge/freezer, dishwasher and space allowing for a slot-in washing machine. A part-glazed door to the rear allows access directly to the gardens. The dining room works well for formal dining and enjoys an aspect to the garden; this room would be equally well suited for use as a fourth bedroom or indeed a home office if preferred. The other downstairs bedroom is a particularly spacious double room with a large front facing window and extensive storage is provided by the built-in mirrored wardrobes to one wall. Also on the ground floor the family bathroom is fitted with a modern suite and is freshly presented with WC, pedestal sink and bath with shower over and wet-wall panelling surround.

UPPER ACCOMMODATION

The carpeted staircase benefits from excellent natural light thanks to the large velux window over. Good storage is provided on the landing with two large walk-in storage cupboards. Both bedrooms on the upstairs are well-proportioned double rooms with large windows to the side and plenty of room for free-standing furniture. One of the rooms enjoy a roof top view to Floors Castle in the distance. Both rooms also benefit from a well-appointed en-suite shower room complete with WC, washhand basin and shower cubicle with wet-wall panelling.

GARAGE

A garage is situated to the side of the property with an up and over door to the front and a driveway providing off-street parking for two vehicles.

EXTERNAL

The gardens which extend both in front and to the rear of the property have been designed for ease of maintenance with decorative gravel and thoughtfully planned beds and borders planted to provide colour and interest throughout the year.

MEASUREMENTS

Lounge:	3.62m x 7.00m
Kitchen:	4.80m x 1.89m
Dining Room/Bedroom 4:	2.86m x 2.90m
Bedroom 1:	3.64m x 3.29m
Bathroom:	2.14m x 1.70m
Bedroom 2:	3.61m x 4.29m
Bedroom 3:	3.63m x 4.27m

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band E

ENERGY EFFICIENCY

Rating E

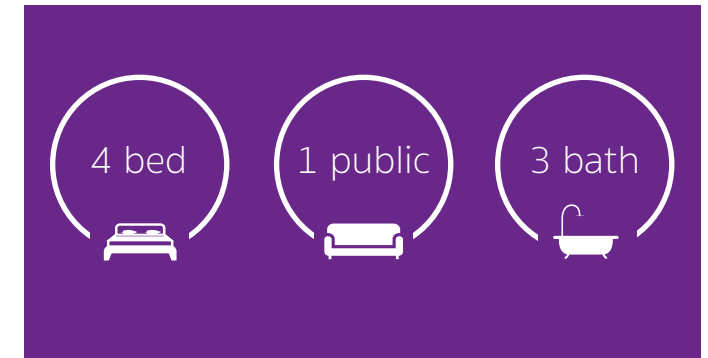
VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.





Nearby View Shot

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