

Kelso
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SOLICITORS & ESTATE AGENTS

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44b Woodmarket, Kelso

TD5 7AX

Guide Price £70,000



44b Woodmarket is a most attractive first and upper floor dwelling, centrally located in the sought after town of Kelso, with most amenities and facilities just a short distance on foot. The property has recently been refurbished throughout including a new central heating system, ensuring it is truly ready to move into, and benefits from a surprisingly spacious layout arranged over two floors with ample storage space.



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FIRST FLOOR:
ENTRANCE HALL
DOUBLE BEDROOM WITH DRESSING ROOM
OFF
BATHROOM

SECOND FLOOR
LOUNGE
KITCHEN

GAS CENTRAL HEATING
AMPLE STORAGE SPACE

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 shopping, education and recreational facilities, the latter including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its mainline railway station, and 70 miles north of Newcastle Upon Tyne.

EPC Rating:

C

Fixtures and Fittings:

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

Services:

Mains drainage, water, electricity and gas. Gas central heating.

Viewing:

By appointment with the Selling Agents.

Entry:

By mutual agreement.

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Approximate Gross Internal Area = 70.4 sq m / 755 sq ft



Illustration for identification purposes only, measurements are approximate.
Not to scale. floorplans@kelso.co.uk © (2024/246)