

**Kelso**  
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## 20 James Dickson Place, Kelso

TD5 7UL

**Offers Over £170,000**



This attractive semi-detached dwelling is located within a popular modern development, well placed for the nearby schools and also within comfortable reach of the town centre. The property is ideally suited to those searching for an easily managed family home which is ready to move into; and is presented in very good order throughout, boasting a modern dining kitchen which creates a superb focal point. Outside, there is an enclosed garden to the rear whilst a drive to the front provides convenient off road parking for two vehicles.





# 20 James Dickson Place, Kelso

TD5 7UL

**Offers Over £170,000**

Ground Floor  
Entrance Hall  
Downstairs WC  
Lounge  
Spacious Dining Kitchen

First Floor  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom

Outside  
Good sized enclosed gardens  
Drive with space for two vehicles  
Gas Central Heating  
Double Glazing





**Situation:**

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 Tweedbank to Edinburgh can be reached in around 30 minutes from Kelso.

**Description**

This modern semi-detached dwelling is perfectly suited to those searching for an easily managed and affordable family home; well planned for ease of maintenance and presented in very good order throughout.

On entering the property the welcoming entrance hall is well equipped for storage space and boasts a large downstairs WC which is large enough to convert into a shower room if desired. The lounge is set to the front of the property and has space for a good range of furniture, featuring double doors which lead through to the kitchen at the rear. The large dining kitchen creates a real focal point, benefiting from ample space for dining and finished with a high specification modern kitchen including integrated appliances. Upstairs, there are three good sized bedrooms, all benefiting from built-in storage space, and there is a well appointed family bathroom. Outside, there is a good sized private garden to the rear which is enclosed providing the perfect environment for children and/or pets whilst a drive to the front of the house provides ample off street parking.

**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. Double glazing.

**EPC:**

C

**Viewing:**

By appointment with the Selling Agents.

**Entry:**

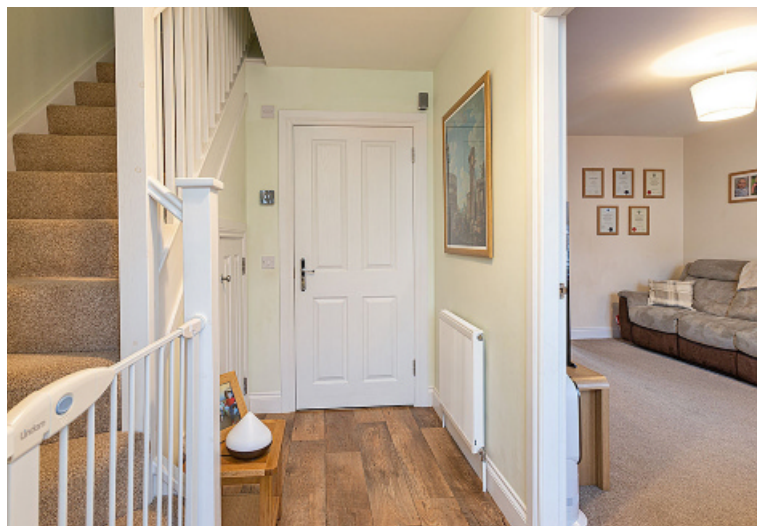
By mutual agreement.

**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.

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## 20 James Dickson Place, Kelso, TD5 7UL

Approximate Gross Internal Area = 87.3 sq m / 940 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans/Usketch.com © (ID600027)

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