

Kelso
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CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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4 Station Road, Kelso,
TD5 8DQ

Guide Price: £175,000



4 Station Road is a beautiful three bedroom semi-detached home, located in a highly sought after area of Kelso. Benefitting from generous gardens, bright and spacious rooms, period features and high ceilings the property has retained its original charm and has the potential to be a fantastic family home.



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GROUND FLOOR

Hallway 5.25 x 1.96m

Lounge with bay window 5.12 x 4.02m

Kitchen/Diner 4.08 x 2.89m

Shower Room 1.98 x 1.82m

FIRST FLOOR

Landing 1.24 x 0.91m

Master Bedroom with bay window 4.47 x 4.24m

Walk-in Wardrobe 1.65 x 1.12m

Bedroom Two 3.87 x 3.02m

Bedroom Three 2.84 x 2.66m

EXTERNAL

Garden to the front side and rear

Garage and driveway providing private, off street parking.



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 Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso and the Berwick East Coast Main Line Station can be reached in roughly 35 minutes. Kelso also benefits from the latest full fibre broadband.

Description:

4 Station Road is a beautiful three bedroom semi-detached home, located in a highly sought after area of Kelso. Benefitting from bright and spacious rooms, period features and high ceilings the property has retained its original charm and has the potential to be a fantastic family home. Overall consisting of a hallway, lounge with bay window, kitchen/diner and shower room on the ground floor, master bedroom with walk-in wardrobe and two further double bedrooms on the first floor as well as a large driveway, garage and mature gardens to the rear. Neutrally decorated throughout, 4 Station Road is presented in move-in condition but would benefit from a small degree of modernisation. Viewings are highly recommended in order to fully appreciate.

Fixtures and Fittings:

All floor coverings, curtains, bathroom fittings, kitchen fittings and light fittings are to be included within the sale. Full double glazing throughout. Furniture shown is available for separate negotiation.

Services:

Mains water, drainage, electricity and gas.

EPC:

D

Viewings:

Strictly by appointment with the selling agent. To arrange an appointment to view, please call Cullen Kilshaw Kelso on 01573 400399.

Offers:

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Home Report Value:

£175,000.00



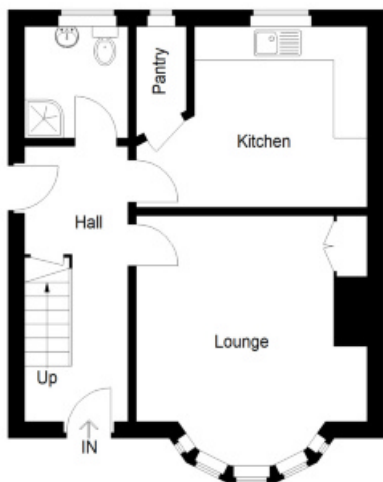
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4 Station Road, Kelso

Approximate Gross Internal Area = 90.8 sq m / 977 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID 688955)

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Saturday: 9.00am to 12.00 noon

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