

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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16 Inch Park, Kelso

TD5 7EQ

Guide Price £210,000



16 Inch Park is a substantial detached property, located in a sought after area of Kelso where properties rarely come onto the open market. Situated within a small cul-de-sac, the property requires upgrading and modernisation throughout but offers lots of potential to form an ideal family home in a great location. Benefiting from a flexible layout with two public rooms, three bedrooms, downstairs store room and box room upstairs, garden, garage and drive. Early viewing strongly advised.



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Entrance Hall
Lounge
Dining Room
Kitchen
Store Room
Three Double Bedrooms
Box Room
Bathroom

Single Glazing
Electric Heating

Garden Front & Rear
Outhouse
Garage
Drive



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 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.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Electric heating, single glazing.

EPC

G

Council Tax Band

E

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Kelso
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43 The Square,
Kelso, TD5 7HL
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Fax: 01573 400388
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



16 Inch Park, Kelso

Approximate Gross Internal Area
130.6 sq m / 1406 sq ft

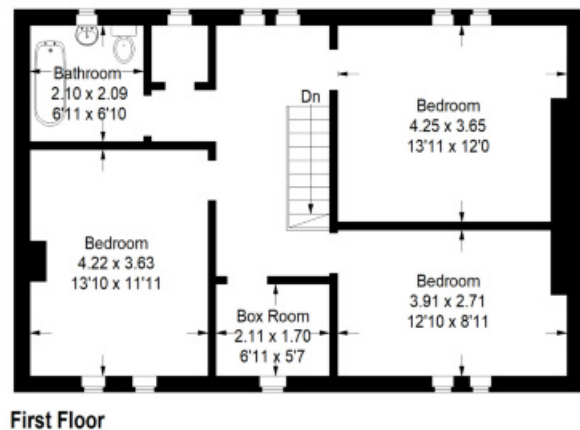
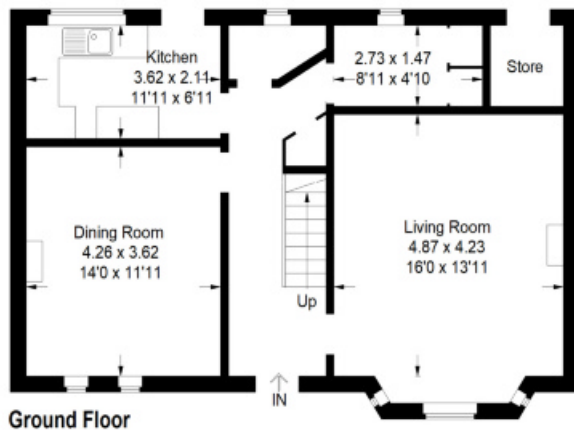


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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.