

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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45 Pinnaclehill Park, Kelso

TD5 8HA

Guide Price £265,000



Located within one of the most sought after areas of Kelso, 45 Pinnaclehill Park is a very well-proportioned detached bungalow. The property boasts three double bedrooms, spacious lounge, kitchen, utility room & bathroom. Externally, the house sits on generous plot and there is a drive and garage. The property would benefit from a degree of upgrading but offers lots of potential to form an ideal family home in a great location. Early viewing is highly recommended.



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Vestibule
Hall
Lounge/Dining Room
Kitchen
Utility Room
Three Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
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, electricity and gas. Gas central heating, double glazing.

EPC

D

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
Phone: 01573 400399
Fax: 01573 400388
Email: kelso@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Approximate Gross Internal Area = 121.5 sq m / 1308 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.