

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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25 Riverside Drive, Kelso

TD5 7RH

Offers Over £400,000



25 Riverside Drive is a substantial detached dwelling which is located within a sought after area of Kelso, enjoying a lovely quiet setting within a modern development of similar quality housing. The property is in very good order throughout, boasting a flexible and spacious layout with the generously sized conservatory to the rear being of particular note and providing an excellent addition to the living accommodation. Outside, the property sits upon a particularly large plot providing extensive gardens to the front and rear with the latter enjoying an excellent degree of privacy. A good sized drive and garage provide plenty of private parking.



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Ground Floor:

Entrance Hall
Downstairs WC
Lounge
Dining Room
Large Conservatory
Kitchen
Utility Room

First Floor:

Master Bedroom with Dressing Room & En-Suite
Two Further Double Bedrooms
Bathroom

Gas Central Heating

Double Glazing

Underfloor heating throughout the ground floor

Generous gardens to front & rear

Garage

Driveway



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 floor coverings, light fittings, and the kitchen and bathroom fittings.

Services:

Mains drainage, water and electricity. Gas central heating with underfloor heating throughout the ground floor. Double glazing.

EPC:

C

Viewings:

By appointment with the Selling Agents.

Council Tax Band:

F

Entry:

By mutual agreement.



Interested in this property?
Kelso
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43 The Square,
Kelso, TD5 7HL
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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
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Selkirk, Tel 01750 723 868



25 Riverside Drive, Kelso, TD5 7RH

Approximate Gross Internal Area = 174.7 sq m / 1880 sq ft

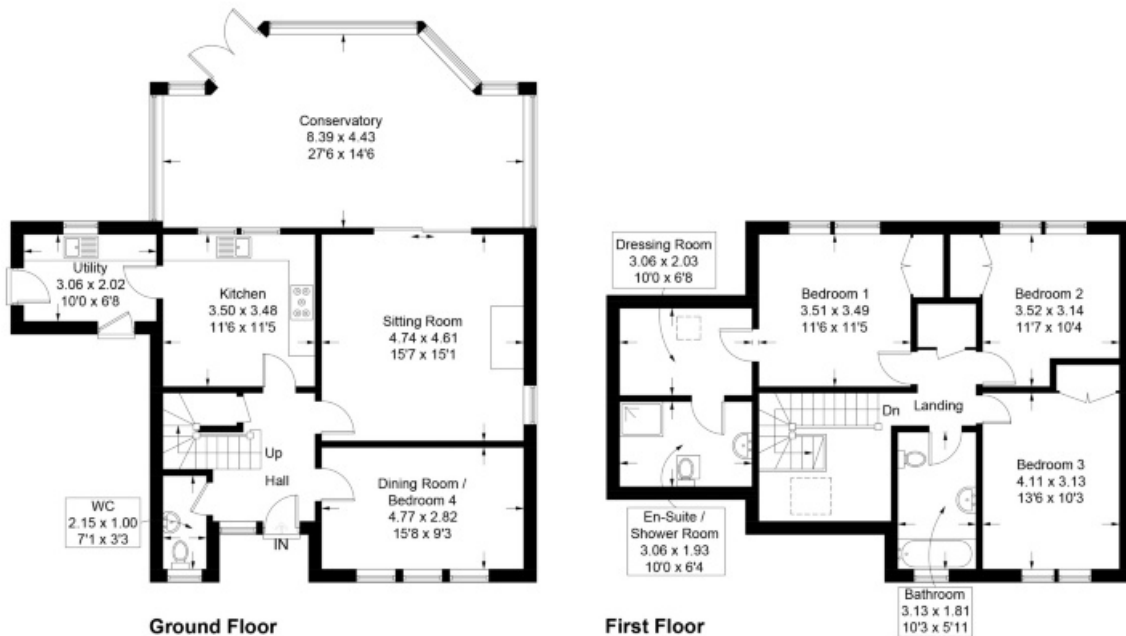


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID884457)

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.