

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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9 Pinnaclehill Farm Estate, Kelso, TD5 8HD

Guide Price £165,000



This attractive semi-detached property is located within a quiet residential cul de sac positioned towards the outskirts of Kelso. Offering the ideal opportunity for those searching for a starter family home, the property is in need of modernisation but provides tremendous scope to improve to ones own taste. The layout is very comfortably proportioned and flexible, benefiting from the addition of a conservatory to the rear which enjoys a private aspect overlooking the garden, and there is ample storage space throughout. Outside, there is an enclosed rear garden, small garden to the front and a car port and drive which provide convenient off street parking.



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Ground Floor:

Hall
Lounge
Conservatory
Kitchen
Double Bedroom
Shower Room

First Floor:

Landing with storage
Two double Bedrooms

Gas Central Heating
Double Glazing



Location

Kelso is one of the most attractive towns in the Scottish Borders, suited 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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverly rail link from Edinburgh to Tweedbank can be reached in around 30 minutes in Kelso.

Fixtures & 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. Double Glazing. Gas Central heating

EPC

D

Council Tax Band

C

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



Interested in this property?
Call 01573 400399

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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| Jedburgh, | Tel 01835 863 202 |
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| Kelso, | Tel 01573 400 399 |
| Melrose, | Tel 01896 822 796 |
| Peebles, | Tel 01721 723 999 |
| Selkirk, | Tel 01750 723 868 |
| Langholm, | Tel 013873 80482 |
| Annan, | Tel 01461 202 866/867 |



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Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

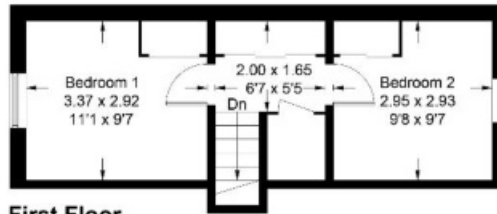


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID994344)

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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.