

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 5 Spread Eagle House, Bridge Street, Kelso

TD5 7JD

**Guide Price £130,000**



5 Spread Eagle House is a desirable first floor apartment, forming part of a very well-maintained and sought after residential block in the heart of the Abbey town of Kelso. The apartment enjoys a quiet yet extremely convenient location and would be an ideal first time buy, holiday home or potential rental investment: Communal entrance with secure entry system, hall, lounge, kitchen, bedroom, bathroom, shared bin store. Early viewing of this property is essential to avoid disappointment.





# 5 Spread Eagle House, Bridge Street, Kelso

TD5 7JD

**Guide Price £130,000**

Communal Entrance  
Hall  
Lounge  
Kitchen  
Bedroom  
Bathroom

Electric Heating  
Double Glazing  
Secure Entry System

Communal Bin Store





### 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 & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. No warranties are given for the appliances in the kitchen.

### Services

Mains drainage, gas, water and electricity. Electric heating, double glazing.

### EPC

D

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.

### Factor Charge

A Factor Charge of £43.08 per month is applicable.

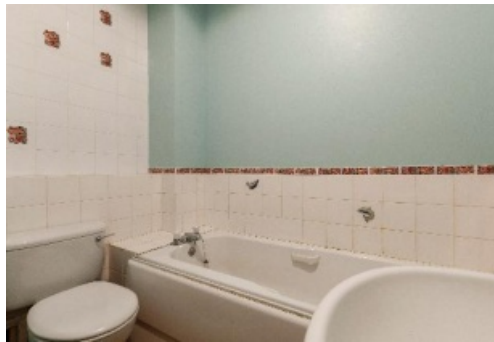


Interested in this property?  
**Call 01573 400399**

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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:  
Galashiels, Tel 01896 758 311  
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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  
Langholm, Tel 013873 80482  
Annan, Tel 01461 202 866/867



**5 Spread Eagle House, Bridge Street, Kelso**

Approximate Gross Internal Area  
47.0 sq m / 506 sq ft

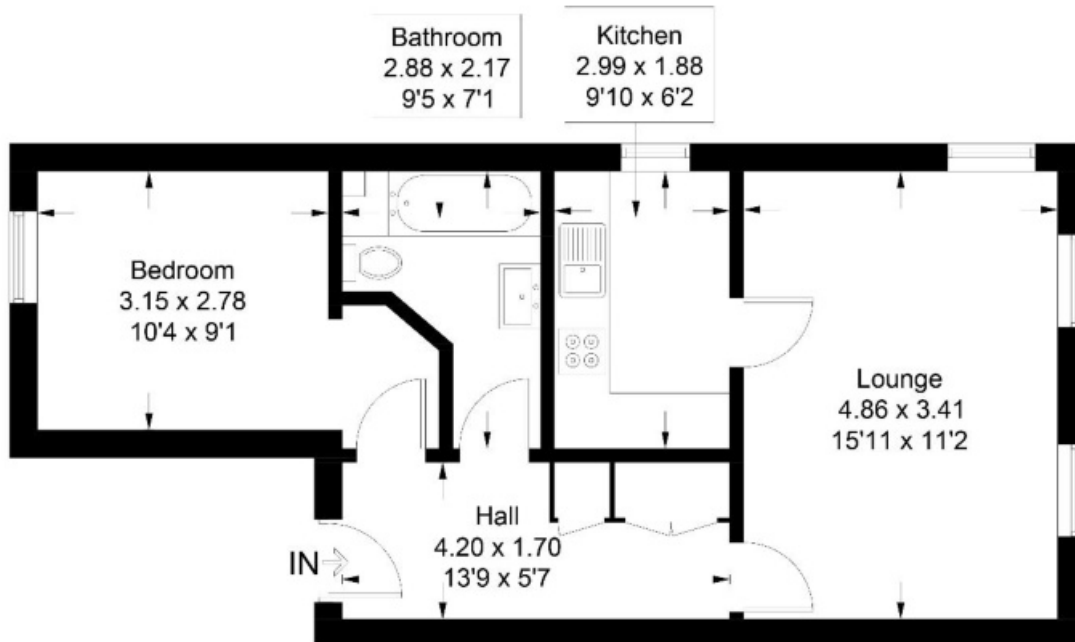


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049463)

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.