

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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2 Mansefield Court, Kelso

TD5 7BE

Offers In The Region Of £170,000



2 Mansefield Court is a very well-presented and spacious mid-terraced property, situated within a popular and highly convenient area, just a short walk from the town centre, schools and swimming pool. The modern property was built by highly regarded local builder M&J Ballantyne in 2006. The accommodation comprises: Vestibule, Lounge, Hall, Dining Kitchen, Downstairs WC, Two Bedrooms and Bathroom. Externally there is an easily maintained enclosed garden to the rear and residents parking behind the property. Early viewing essential.



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Offers In The Region Of £170,000

Vestibule
Lounge
Hall
Dining Kitchen
Downstairs WC
Two Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Easily Maintained Garden to Front & Rear
Residents Parking to Rear



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 light fittings, kitchen fittings and bathroom fittings. Please note: The carpets are not included but there are solid wood floors underneath the carpets. Curtains and blinds are not included.

Services

Mains drainage, gas, water and electricity. Gas central heating, double glazing.

EPC

C

Council Tax Band

C

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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

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Approximate Gross Internal Area = 84.2 sq m / 906 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (ID1054817)

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.