

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 7 Ferniehill Court, Kelso, TD5 7LA

**Guide Price £180,000**



7 Ferniehill Court is an attractive terraced property providing an ideal family home in a popular and sought after area of Kelso, tucked away in the corner of this quiet cul de sac. The property is presented in very good order throughout and provides comfortably proportioned accommodation; with the modern dining kitchen being of particular note, and is ready to move into providing the ideal opportunity for those looking for an easily managed property. Outside, there is a good sized enclosed garden to the rear whilst a drive and garage to the front provide convenient off street parking with further spaces available within the cul de sac.





# 7 Ferniehill Court, Kelso, TD5 7LA

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Ground Floor:  
Entrance Hall  
Lounge  
Dining Kitchen  
Downstairs WC

First Floor:  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Enclosed 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, tennis, cricket, bowls and fishing. In addition, there are excellent primary school options as well as a state of the modern secondary school. 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 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

### Services

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

### EPC

C

### Council Tax Band

D

### Viewings

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

Also At:

|             |                       |
|-------------|-----------------------|
| Galashiels, | Tel 01896 758 311     |
| Jedburgh,   | Tel 01835 863 202     |
| Hawick,     | Tel 01450 3723 36     |
| 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 |



### 7 Ferniehill Court, Kelso, TD5 7LA

Approximate Gross Internal Area = 74.3 sq m / 800 sq ft  
Garage = 16.6 sq m / 179 sq ft  
Total = 90.9 sq m / 979 sq ft

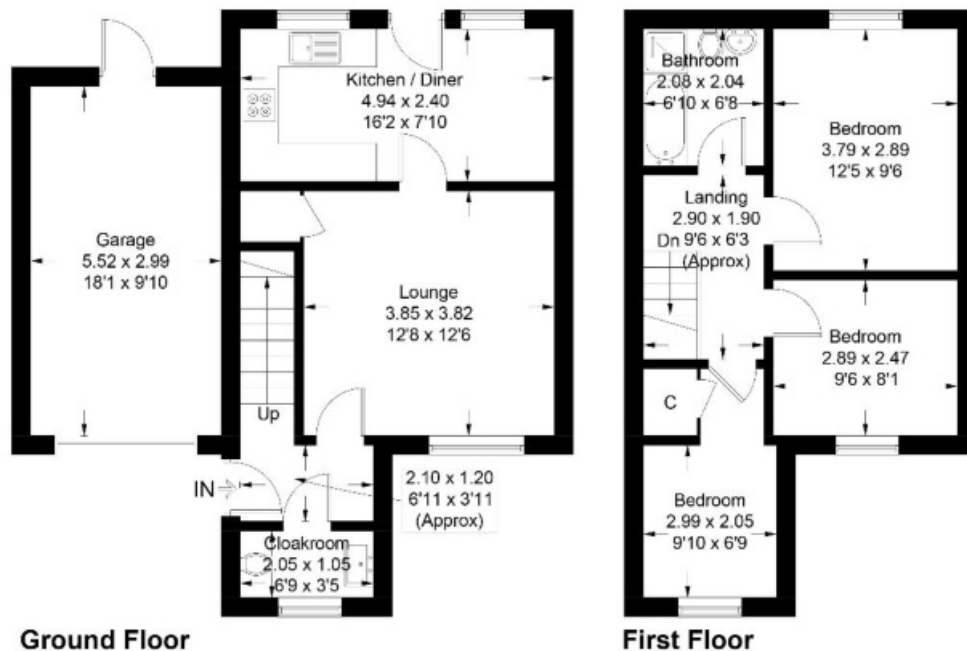


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169253)

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.