

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**13 Inch Road,
Kelso, TD5 7BU**

Guide Price £100,000



A comfortably proportioned ground and first floor maisonette situated in the charming and sought-after Abbey Town of Kelso, with all local amenities just a short walk away. The property is presented to the market in good order throughout and would be ideally suited as a first time purchase, or buy to let investment. The accommodation comprises: Entrance Hall, Lounge, Kitchen, Bathroom, Two Double Bedrooms and a Box Room. Externally there is a well-maintained garden to the front, with the added benefit of convenient on-street parking nearby. Viewing recommended.



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Ground Floor:
Entrance Hallway
Lounge
Kitchen
Bathroom

First Floor:
Landing
Two Double Bedrooms
Box Room

Gas Central Heating
Double Glazing

Front Garden
On-Street Parking



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 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

D

Council Tax Band

A

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement

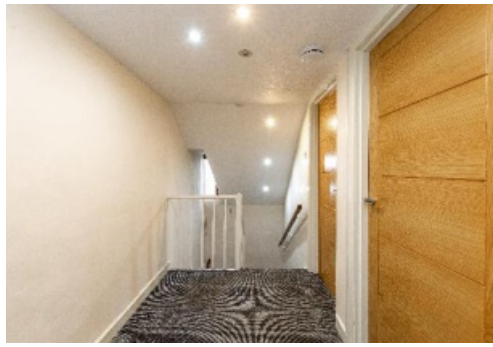


Interested in this property?
Call 01573 400399

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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

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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868
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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 73.4 sq m / 790 sq ft

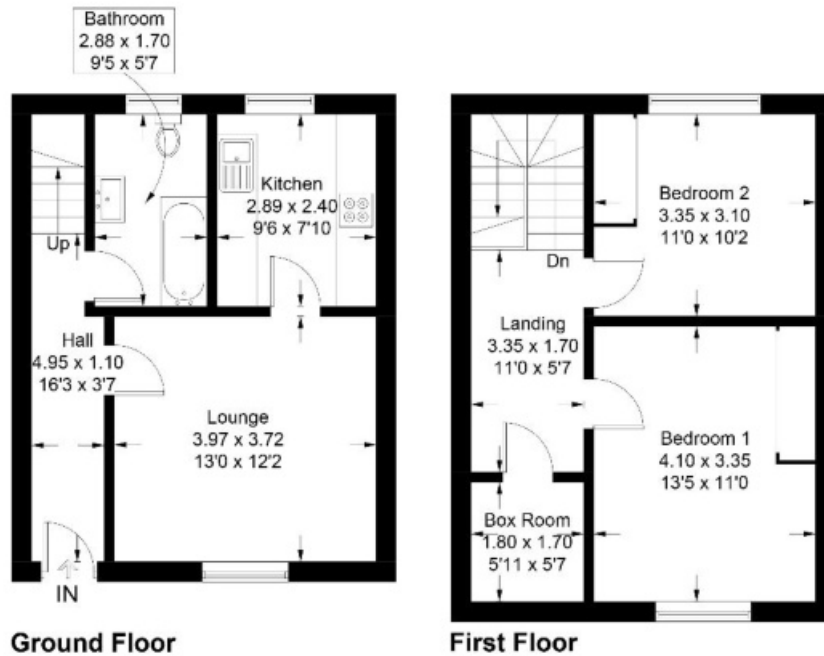


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166572)

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.