

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## 40 Hendersyde Drive, Kelso

TD5 7TQ

**Guide Price £175,000**



Situated within a popular residential area of Kelso, this modern two bedroom semi-detached home offers a fantastic opportunity for buyers looking to put their own stamp on a property. Located close to local amenities, schools, transport links and the beautiful countryside surrounding Kelso, this home offers great potential in a desirable setting. While the property would benefit from a degree of updating, it is in good order and provides a comfortable and practical living space. The accommodation comprises: Lounge, Dining Area, Kitchen, Two Double Bedrooms and Shower Room. Externally, the property benefits from areas of garden to the front and rear, with the rear garden featuring a detached sunroom—a perfect retreat for relaxation. A detached garage and private driveway provide excellent parking and storage options.





# 40 Hendersyde Drive, Kelso

TD5 7TQ

**Guide Price £175,000**

Hall  
Lounge  
Dining Area  
Kitchen  
Two Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Garden to Front & Rear  
Detached Garden Room  
Drive  
Detached Garage





### 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, Ice Skating, 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 Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

### Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

### Services

Mains drainage, water, electricity and gas. 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  
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:

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



### 40 Hendersyde Drive, Kelso

Approximate Gross Internal Area = 63.4 sq m / 682 sq ft

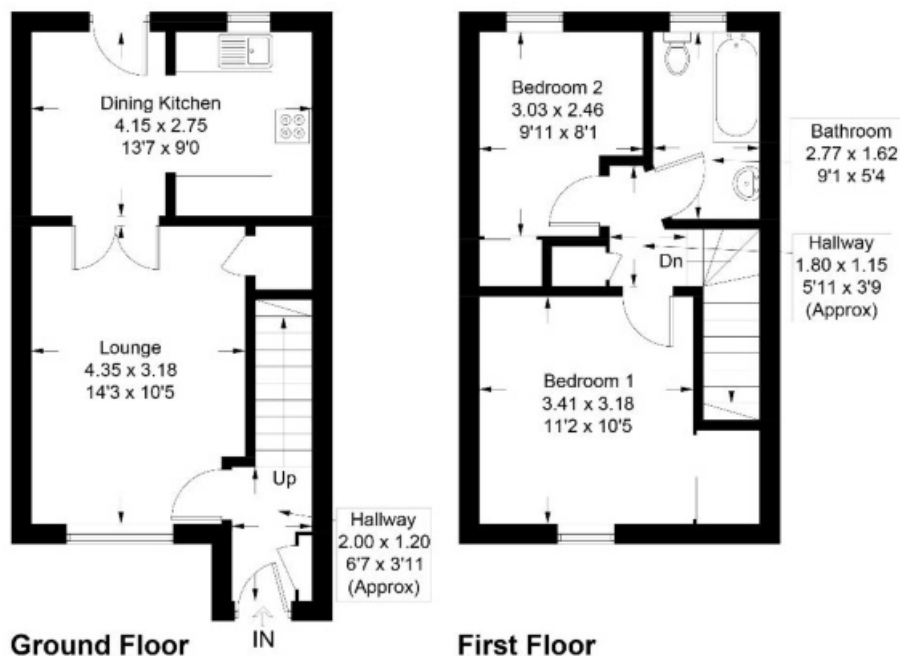


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1169083)

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.