## **Kelso** Call 01573 400399



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## 4 Fairway Court, Kelso, TD5 7SG

## Guide Price £210,000



Nestled in a quiet and sought-after cul-de-sac, 4 Fairway Court is a deceptively spacious four-bedroom mid-terraced family home, built by the highly regarded local builder M & J Ballantyne. The home is ideally located near both primary and secondary schools, making it an excellent choice for families. The garage has been thoughtfully converted into additional living accommodation, providing extra flexibility for the home's layout. The property boasts easily maintained garden grounds to the front and rear. To the front, there is a convenient bike garage and driveway offering off-road parking. Viewing recommended.



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Ground Floor: Entrance Hall WC Lounge Dining Kitchen Double Bedroom with En-Suite

First Floor: Landing Master Bedroom with En-Suite Two Further Double Bedrooms Bathroom

Gas Central Heating Double Glazing

Front & Rear Garden Driveway Bike 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, 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 Borders Railway link from Tweedbank to Edinburgh can be reached in around 30minutes 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

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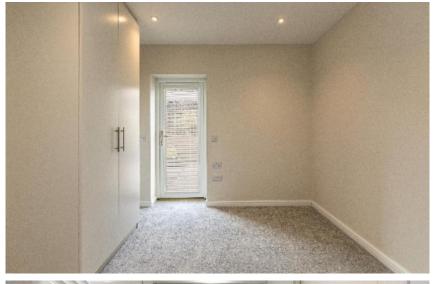
Council Tax Band

Viewing By appointment with the Selling Agent

Entry By mutual agreement













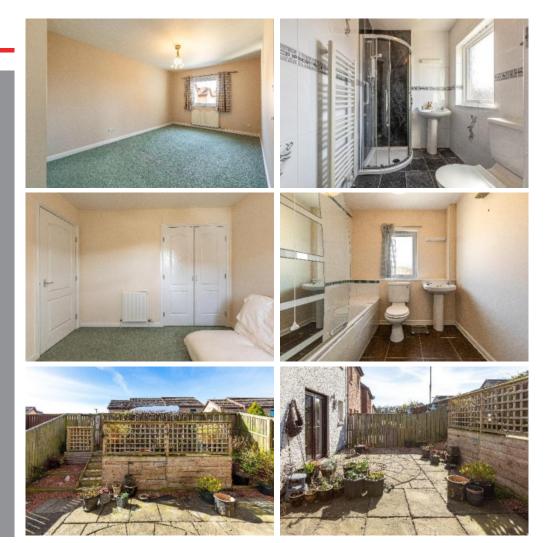
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### Interested in this property? Call 01573 400399

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### 4 Fairway Court, Kelso, TD5 7SG

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft



Illustration for identification purposes only, measurements not to scale. Fourlabs.co © (ID1184789) ents are approximate.

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.