

**Kelso**

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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## Sunningdale, 1 Inch Park, Kelso, TD5 7EQ

**Guide Price £200,000**



Sunningdale is a spacious upper villa located in a highly sought after area of Kelso, just a short stroll from the town centre. Enter through the main door at ground level and ascend the internal staircase to discover a property boasting lovely period features. The inviting lounge features a bay window, while the generous kitchen offers ample dining space and convenient access to a utility area, in turn leading to a shared drying space at the rear. This villa includes two good sized bedrooms and a beautifully appointed bathroom complete with a roll-top bath. Well maintained and presented in very good condition, this property also boasts an easily managed garden area and private parking, making it an attractive prospect.



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Accommodation:  
Entrance Vestibule & Internal Stair  
Hallway  
Lounge with bay window  
Modern Dining Kitchen  
Utility Room  
Two Double Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Private area of garden along with shared drying area  
Off road parking



### 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. There is also superb primary and secondary schooling provision. 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 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, and electricity. Double Glazing. Gas Central Heating.

### EPC

D

### Viewings

By appointment with the Selling Agent

### Council Tax Band

C

### Entry

By mutual agreement



Interested in this property?  
**Call 01573 400399**

43 The Square,  
Kelso, TD5 7HL  
Phone: 01573 400399  
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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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Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



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Approximate Gross Internal Area = 104.4 sq m / 1124 sq ft

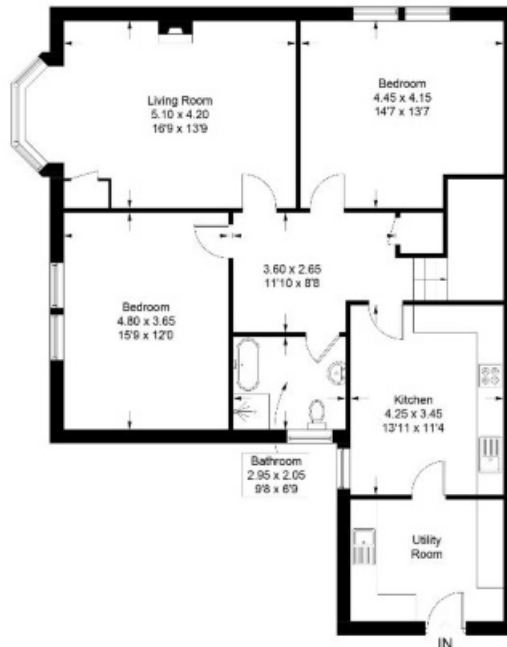


Illustration for identification purposes only, measurements are approximate, not to scale. Fourtaps.co © (ID1188619)

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.