

**Kelso**

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SOLICITORS & ESTATE AGENTS

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## 6 Abbotsford Grove, Kelso, TD5 7BN

**Offers Over £220,000**



Located in a peaceful yet accessible part of Kelso, this attractive three-bedroom semi-detached home presents an excellent opportunity for a variety of buyers. Just a short stroll from the scenic River Tweed and with a Lidl supermarket conveniently situated to the rear, it offers a perfect blend of quiet surroundings and everyday convenience. The property boasts bright, nicely proportioned accommodation that is ready to move into, with plenty of potential to update and personalise over time to reflect your own style and preferences. Externally, there are low-maintenance gardens to both the front and rear, along with the added benefits of a private driveway and garage. Early viewing is highly recommended to fully appreciate the potential and lifestyle this well-located home has to offer.



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Offers Over £220,000

Ground Floor:  
Entrance Vestibule  
Hall  
Lounge  
Dining Room  
Kitchen  
WC  
Shower Room

First Floor:  
Landing  
Three Bedrooms  
Bathroom with Separate Shower  
Store

Gas Central Heating  
Double Glazing

Cellar  
Garden Grounds to the Front & Rear  
Garage  
Driveway



### 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

### EPC

D

### Council Tax Band

E

### Viewing

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  
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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  
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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



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Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft  
Cellar = 20.4 sq m / 219 sq ft  
Total = 139.8 sq m / 1504 sq ft

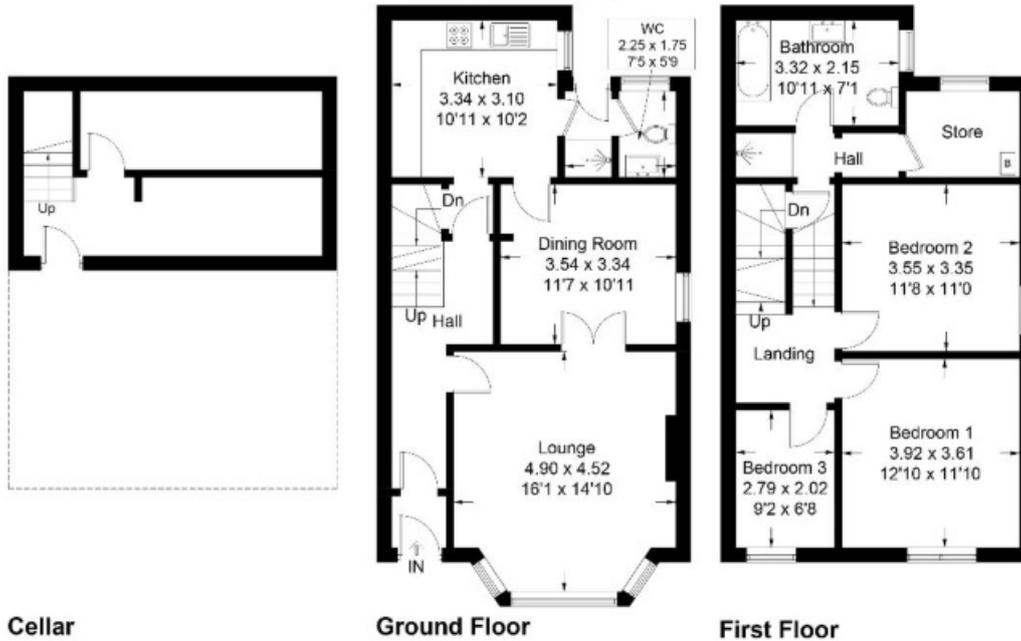


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1201432)

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.