

**Kelso**

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## 15 Albert Place, Kelso, TD5 7JL

**Guide Price £55,000**



Conveniently located within easy reach of Kelso town centre, this ground floor one-bedroom apartment offers an excellent opportunity for buyers looking to renovate. While the property requires refurbishment, as outlined in the Home Report, it offers a well-proportioned layout with excellent potential to create a comfortable, appealing home. The accommodation comprises a bright lounge, kitchen, shower room and a double bedroom. Externally, the property benefits from on-street parking and access to communal garden grounds, providing some welcome outdoor space. With its central location and scope for improvement, this apartment is ideal for first-time buyers, investors, or anyone seeking a renovation project in one of the Borders' most popular towns. Viewing is recommended.



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## Accommodation:

Entrance Hall  
Bedroom  
Lounge  
Rear Hall  
Kitchen  
Shower Room

Gas Central Heating  
Double Glazing



## Situation

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 30 minutes from Kelso.

## Fixtures and Fittings

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

## Services

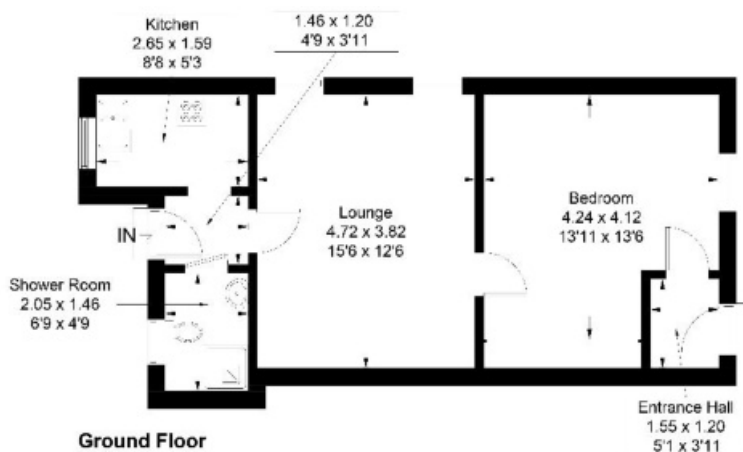
Mains drainage, water, electricity and gas. Gas Central Heating. Double Glazing.

## EPC

D

## Council Tax

A



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