

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 18 The Tofts, Kelso, TD5 7BT

**Guide Price £155,000**



Located in a desirable residential area of Kelso, this well-proportioned first floor apartment offers a fantastic opportunity for first-time buyers or those looking to downsize. Just a short walk from the town centre, the property enjoys easy access to a wide range of local amenities including shops, cafes, and transport links. Lovingly maintained by the current owner, the apartment is presented in good order throughout and offers excellent potential for modernisation to suit personal tastes and preferences. The accommodation is light and spacious, offering comfortable living in a quiet, well-established neighbourhood. Externally, the property benefits from garden grounds to both the front and rear, as well as a private garage and driveway providing ample off-street parking. Early viewing is highly recommended to fully appreciate the potential and location on offer.



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Ground Floor:  
Entrance Hall

First Floor:  
Landing  
Two Bedrooms  
Lounge/Bedroom 3  
Dining Room  
Kitchen  
Bathroom with separate shower cubicle

Gas Central Heating  
Double Glazing

Front & Rear Garden  
Driveway  
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

### EPC

C

### Council Tax Band

C

### 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
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



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Approximate Gross Internal Area  
91.9 sq m / 989 sq ft

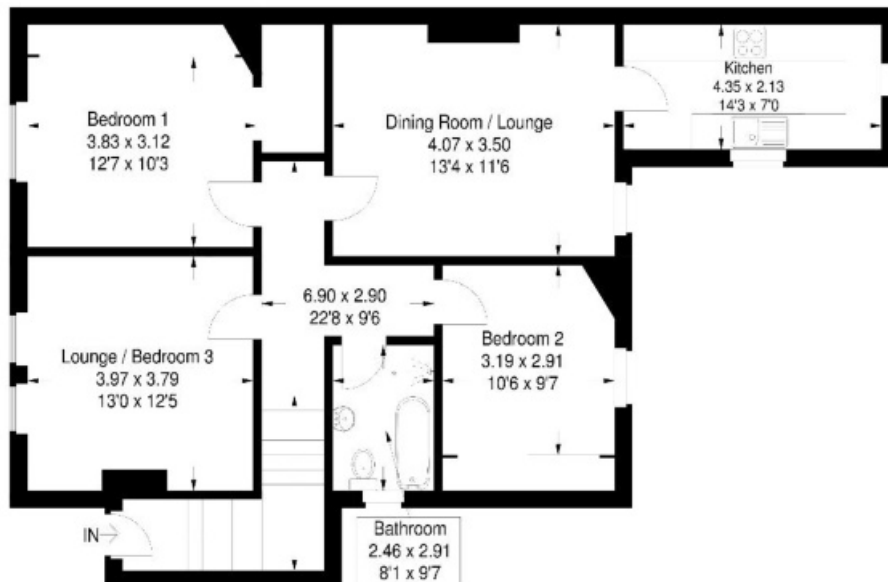


Illustration for identification purposes only, measurements are approximate,  
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Full members of:



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.