

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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6 Deans Court, Kelso, TD5 7LY

Guide Price £165,000



Located in a peaceful cul-de-sac within one of Kelso's most popular residential areas, this appealing semi-detached home offers flexible living accommodation with excellent potential. Currently used as a spacious two-bedroom property, it could easily be reconfigured back to its original three-bedroom layout to suit a growing family or changing needs. Whilst the property has been maintained by the current owners, it would benefit from a degree of modernisation, giving prospective buyers the opportunity to update and personalise to their own taste. Just a short walk from both primary and secondary schools, the location is ideal for families. The property benefits from on-street parking and generous garden grounds to the front, side, and rear, providing fantastic outdoor space in a quiet, residential setting. Early viewing is highly recommended to appreciate the potential and charm of this lovely home.



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Ground Floor:
Entrance Hall
Lounge
Kitchen
Dining Room
Bathroom
Large Storage Cupboard

First Floor:
Landing
Two Double Bedrooms

Gas Central Heating
Double Glazing

Garden Grounds to the Front, Side and Rear
Timber Shed
Greenhouse
On-Street 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. 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

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
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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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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 86 sq m / 926 sq ft

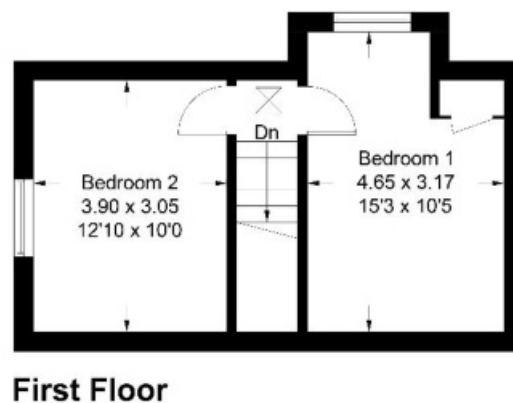
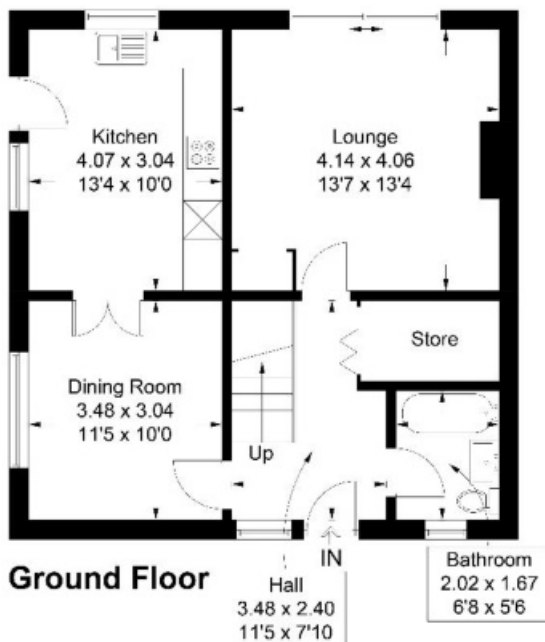


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101217490)

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.