

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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Flat 5, Teviot House, Bowmont Street,

Kelso, TD5 7FD

Guide Price £120,000



Located just a short stroll from the vibrant town centre, this beautifully presented two-bedroom first floor apartment offers an ideal opportunity for first-time buyers or buy to let investors. Having been successfully let for a number of years, the property is in immaculate, turn-key condition throughout. The accommodation is light and well-proportioned, featuring a lounge, modern fitted kitchen, two good-sized bedrooms and a bathroom. An allocated parking space and access to a communal bike store further enhance the practicality and appeal of this home. Early viewing is essential to fully appreciate the quality and convenience this property offers.



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Accommodation:
Entrance Hallway
Lounge
Dining Kitchen
Two Bedrooms
Bathroom

Electric Heating
Double Glazing

Secure Entry System
Allocated Parking Space
Communal Bike Store



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 and Electricity.

Double Glazing. Electric Heating.

There is a service charge of approx. £60pcm which includes buildings insurance and the upkeep of communal areas.

EPC

B

Council Tax Band

B

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
Email: kelso@cullenkilshaw.com

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 = 64.5 sq m / 694 sq ft

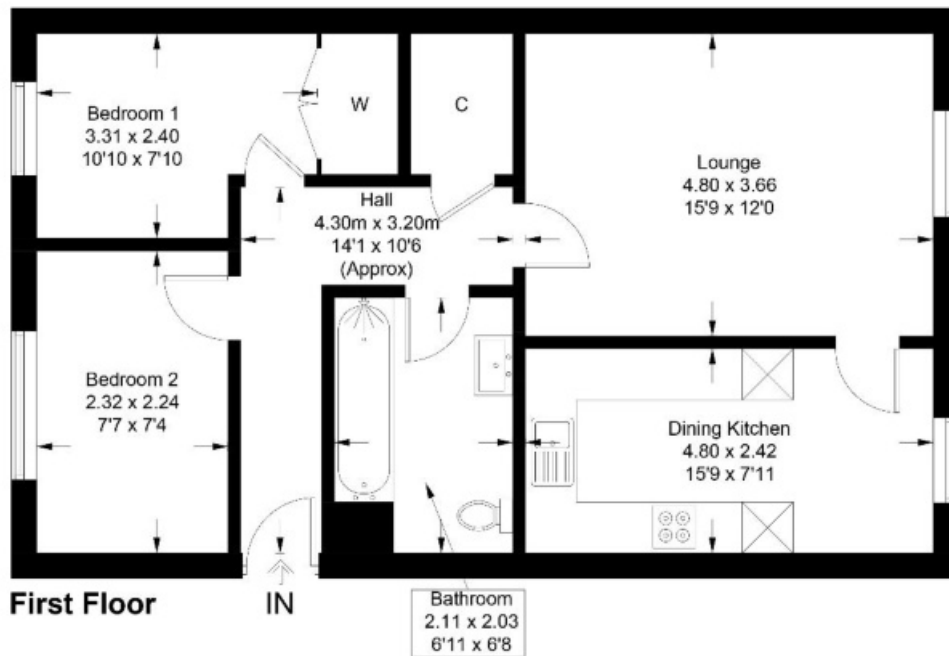


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1221262)

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.