

Kelso

Call 01573 400399



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SOLICITORS & ESTATE AGENTS

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5 Graden Farm Cottages, Kelso, TD5 8BS

Offers Over £248,000



Enjoying a delightful rural location with open outlooks across the surrounding countryside, this end-terraced cottage offers a peaceful lifestyle just a short drive from Kelso town centre, where a full range of amenities is available. Extended by the current owners, the property now offers versatile and well-proportioned accommodation, ideally suited to a range of buyers. Externally, the property enjoys easily maintained gardens to the front and rear. A particular feature is the new summerhouse, ideal for use as a relaxing garden retreat or hobby room. The property also benefits from a detached double garage, providing excellent storage or workshop potential and off-road parking to the front. Viewing is highly recommended to fully appreciate the setting, potential and outdoor space on offer.



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Ground Floor:
Entrance Hall
Lounge
Dining Kitchen
Rear Vestibule
Utility Room
Cloakroom

First Floor:
Landing
Three Bedrooms
Bathroom

Attic Floor:
Landing
Two Bedrooms

Oil Fired Central Heating
Double Glazing

Garden Grounds to the Front & Rear
Detached Summerhouse
Double Garage
Off-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 water and electricity.
Private Drainage, shared Septic Tank.
Double Glazing. Oil Fired Central heating

EPC

E

Council Tax Band

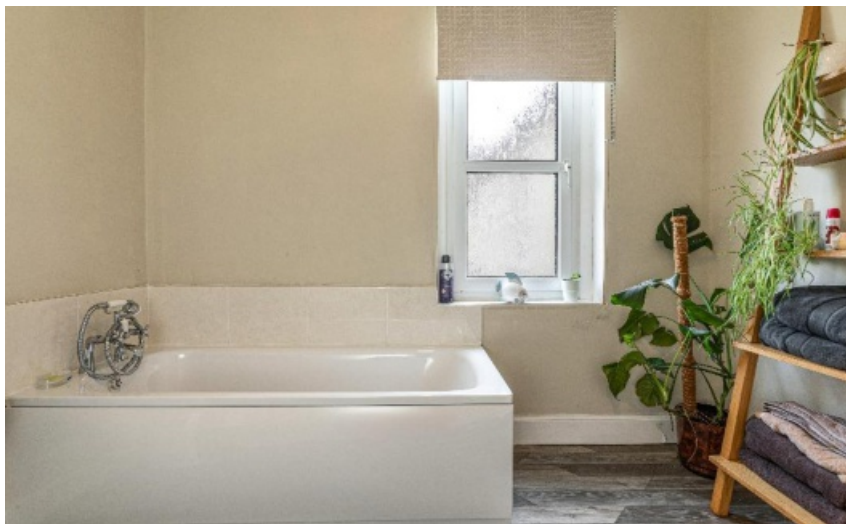
B

Viewing

By appointment with the Selling Agent

Entry

By mutual agreement



**Interested in this property?
Call 01573 400399**

43 The Square,
Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

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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 = 138.6 sq m / 1492 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1D1230020)

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.