

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**44 Inch Road,  
Kelso, TD5 7JP**

**Guide Price £170,000**



Situated within a residential area of Kelso, just a short walk from the town centre, this well-maintained terraced property offers a comfortable and convenient lifestyle. The ground floor comprises a bright and welcoming lounge, fitted kitchen, a practical shower room and a conservatory to the rear, which provides additional living space. Upstairs, there are three well-proportioned bedrooms, ideal for family living. The property enjoys both front and rear gardens, with on-street parking available to the front. There is also potential to create off-road parking, subject to the necessary planning consents. Edenside Primary School is located just across the road, making this an ideal choice for families. With local amenities and transport links nearby, early viewing is highly recommended.





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Ground Floor:  
Entrance Hall  
Lounge  
Kitchen  
Conservatory  
Shower Room

First Floor:  
Landing  
Three Bedrooms

Gas Central Heating  
Double Glazing

Garden Grounds to the Front & Rear  
Communal Pend Leading to Rear Garden  
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

C

### 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  
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Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

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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



### 44 Inch Road, Kelso, TD5 7JP

Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft

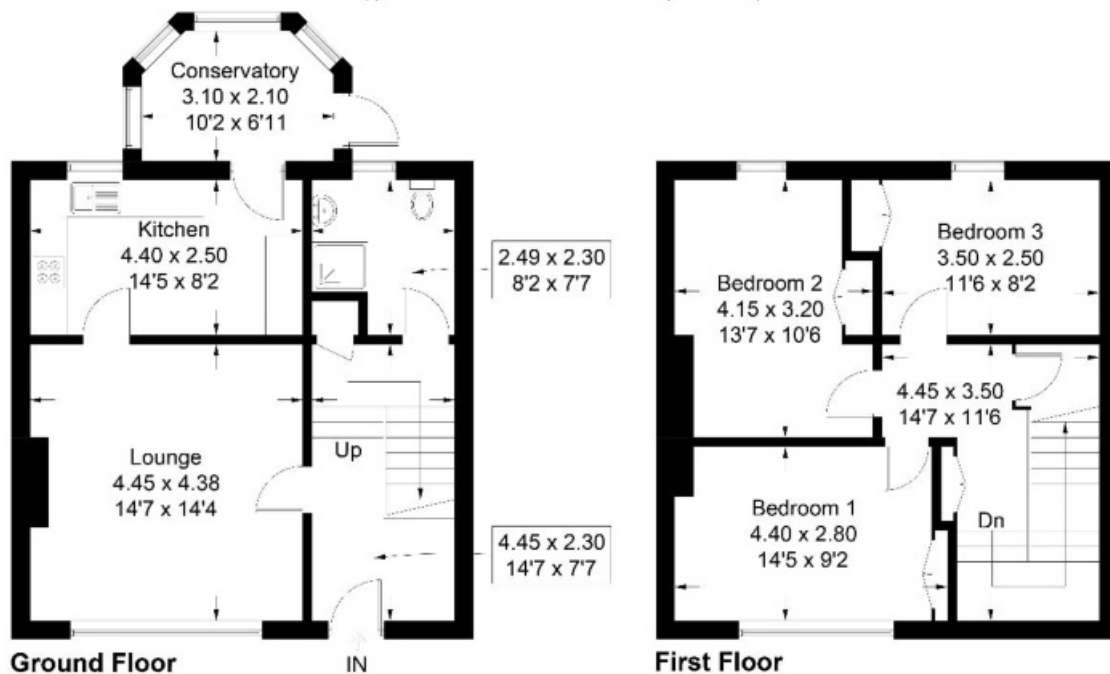


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1231590)

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.