

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



**10 Inch Road,  
Kelso, TD5 7BU**

**Guide Price £140,000**



Located in a popular and well-established residential area, 10 Inch Road presents an excellent opportunity for both first-time buyers and buy-to-let investors. Ideally positioned for easy access to the Town Centre, local amenities and well-regarded schools, this property offers spacious and well-proportioned accommodation throughout. The interior features comfortable living space, three generous double bedrooms, a family bathroom and a separate modern shower room. Externally, the home benefits from a private front garden, off-street parking and a garage, offering additional convenience and outdoor space. With a tenant currently in situ, this property represents a ready-made investment opportunity, while still offering excellent potential for those looking to step onto the property ladder. Early viewing is highly recommended to fully appreciate all that this home has to offer.





# 10 Inch Road, Kelso, TD5 7BU

Guide Price £140,000

## Accommodation:

Entrance Hall  
Landing  
Lounge  
Kitchen  
Bathroom  
Three Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Front Garden  
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 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  
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



### 10 Inch Road, Kelso, TD5 7BU

Approximate Gross Internal Area = 102.2 sq m / 1100 sq ft

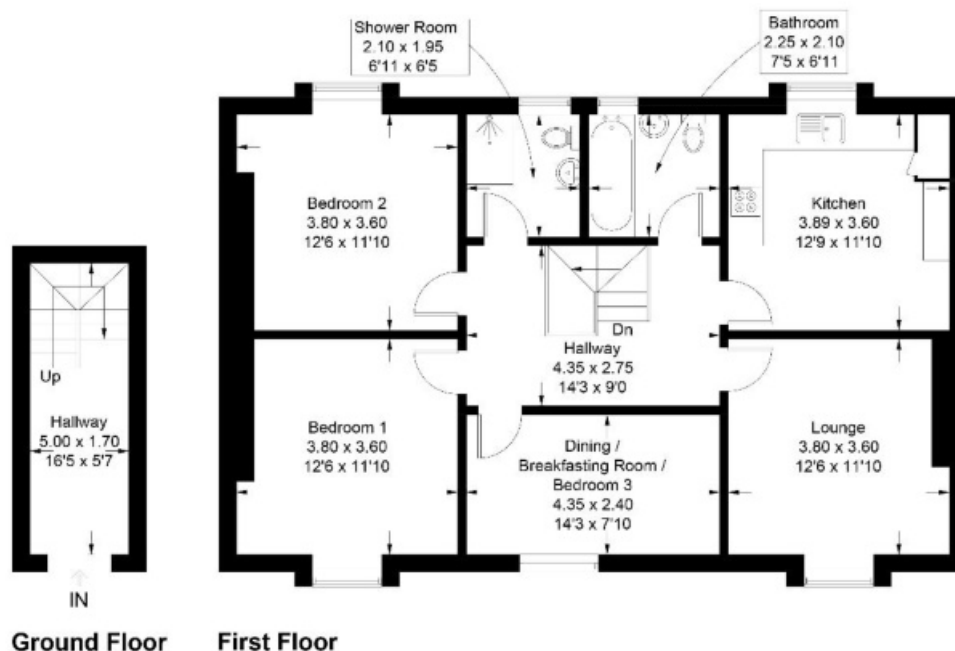


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlads.co © (ID1232459)

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.