

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



2 Dean Road, Sprouston

TD5 8HN

Guide Price £180,000



2 Dean Road, Sprouston is a beautifully presented semi-detached family home, located within a peaceful village setting. Substantially upgraded by the current owners and ready to move into, the accommodation comprises: Vestibule, hall, lounge, kitchen and ground-floor bathroom, with three double bedrooms and a convenient WC on the first floor. Outside, generous gardens wrap around the property creating an ideal setting for family life and social gatherings, together with a useful shed and private driveway. The property comes with approved planning permission, providing scope for future extension, if desired. Ideal for a growing family, this lovely home combines village tranquillity with easy access to local amenities in nearby Kelso and early viewing is considered essential.



2 Dean Road, Sprouston

TD5 8HN

Guide Price £180,000

Vestibule
Hall
Lounge
Kitchen
Bathroom
Three Double Bedrooms
WC

Oil Central Heating
Double Glazing

Garden Front, Side & Rear
Shed
Drive



Location

Sprouston is a sought-after small village located around 2 miles north east of Kelso and has its own primary school and church. 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, Ice Skating, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon Tweed and 70 miles north of Newcastle-Upon-Tyne. The Waverley rail link from Edinburgh to Tweedbank can be reached in around 25 minutes from Kelso. Two primary schools and a secondary school are available within Kelso and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water and electricity. Oil central heating, double glazing.

EPC

TBC

Council Tax Band

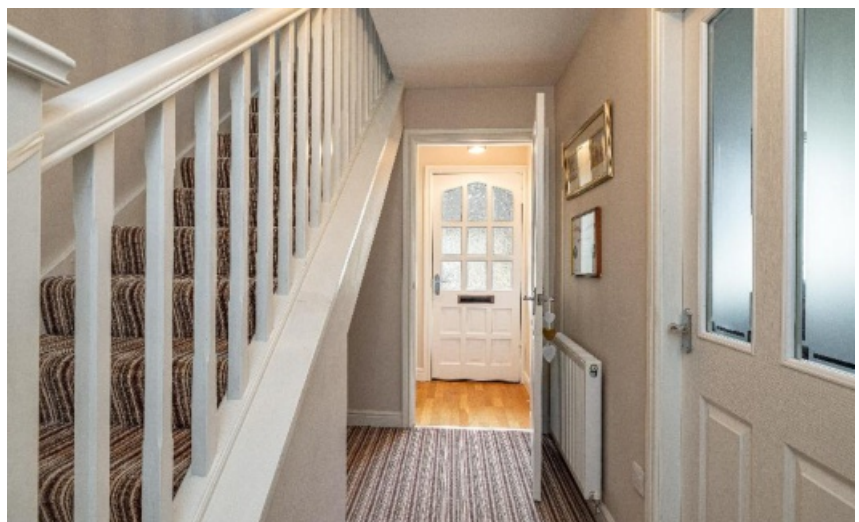
B

Viewing

Strictly 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



2 Dean Road, Sprouston

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

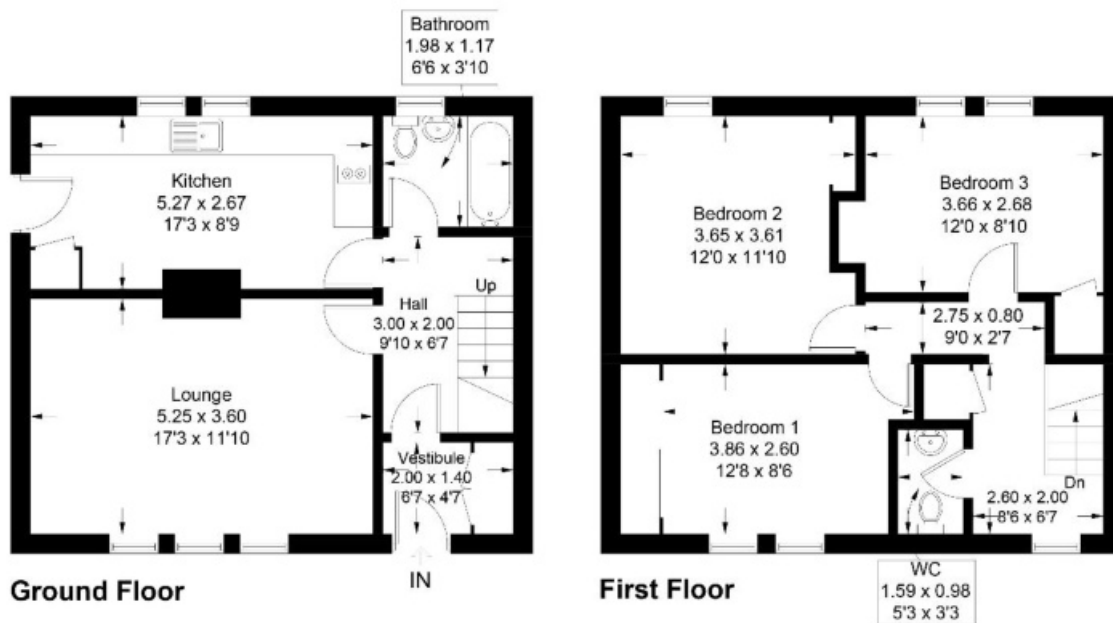


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1235690)

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.