

**Kelso**

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## 22 Hendersons Court, Kelso, TD5 7BG

**Guide Price £135,000**



Located in the heart of the sought-after Abbey town of Kelso, this immaculate first-floor apartment presents an ideal opportunity for first-time buyers or buy-to-let investors. Ready to move into, the property has been freshly decorated to a high standard throughout, with new carpets and replacement double-glazed windows providing comfort and efficiency. The apartment is accessed via a secure entry system, offering peace of mind and added security for residents. Inside, the accommodation is bright, welcoming and low maintenance, perfect for those seeking an easy-to-manage home or investment. Additional benefits include access to a residents' car park, providing ample off-street parking. The central location places you within easy reach of Kelso's shops, restaurants and scenic attractions. Early viewing is highly recommended.



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## Accommodation:

Entrance Hall  
Lounge with Juliet Balcony  
Kitchen  
Two Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Residents Car Park  
Secure Entry System



## Situation

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 30 minutes from Kelso.

## Fixtures and Fittings

The sale shall include all carpets and floorcovering, light fittings, kitchen fittings and the bathroom fittings. Moveable's under separate negotiation

## Services

Mains drainage, water, electricity and gas. Gas Central Heating. Double Glazing. There is a monthly service charge of approx. £60, which includes buildings insurance and the upkeep of communal areas.

## EPC

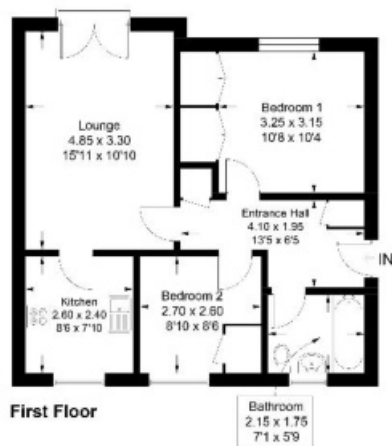
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## Council Tax

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## Viewings

By appointment with the Selling Agent



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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.

Full members of:

