

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**81 Wallaceneuk,  
Kelso, TD5 8BF**

**Guide Price £250,000**



Situated in a well-established and desirable residential area on the edge of town, 81 Wallaceneuk is a well-presented detached family home offering generous and flexible accommodation, ideal for modern family living. Internally, the property offers ample and versatile living space. On the ground floor, there is a bright and welcoming lounge, a conservatory overlooking the garden, a separate dining room, a well-appointed kitchen and a convenient WC. Upstairs, the accommodation comprises a spacious master bedroom with an en-suite shower room, two further bedrooms and a family bathroom. Externally, the property is set within low-maintenance garden grounds, providing a pleasant and manageable outdoor space. A private driveway and detached garage offer convenient off-street parking and additional storage. Viewing is highly recommended to fully appreciate the space, comfort and potential this lovely home has to offer.





# 81 Wallaceneuk, Kelso, TD5 8BF

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Ground Floor:  
Entrance Hall  
Lounge  
Conservatory  
Kitchen  
Dining Room  
WC

First Floor:  
Landing  
Master Bedroom with En-Suite Shower Room  
Two Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Surrounding Garden Grounds  
Garage  
Driveway





### 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

E

### 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

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



### 81 Wallaceneuk, Kelso, TD5 8BF

Approximate Gross Internal Area = 128.7 sq m / 1385 sq ft  
(Including Garage)

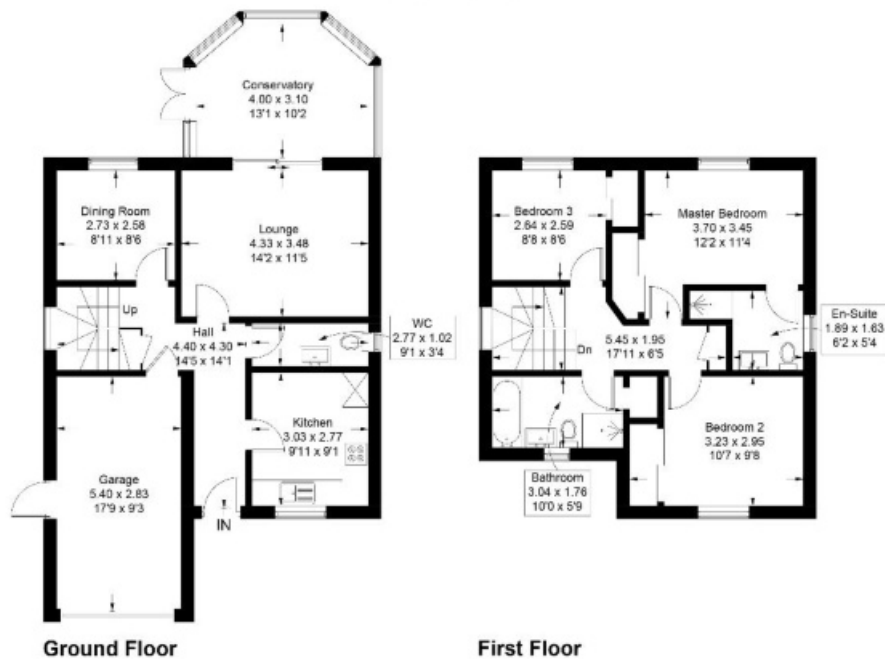


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1235297)

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.