

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**34 Croft Road,
Kelso, TD5 7EP**

Guide Price £180,000



Situated in a well-established and popular residential area of Kelso, this spacious three-bedroom end-terraced property offers an excellent opportunity for a range of buyers, from first-time purchasers to growing families. The property has been well-maintained by the current owner and provides bright and generously proportioned accommodation across two levels. While the home has been well-maintained it would now benefit from a degree of modernisation, allowing the next owner to update and personalise the space to their own taste. Externally, the property is set within generous garden grounds to both the front and rear. In addition, the property benefits from a private driveway and a carport, offering secure off-street parking. Located within easy reach of Kelso town centre and its excellent range of local amenities, schools, and transport links, this home enjoys a quiet residential setting while still being conveniently placed for everyday needs. Early viewing is highly recommended to fully appreciate the potential this lovely home has to offer.



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Ground Floor:
Entrance Hall
Lounge
Kitchen
Shower Room
Rear Vestibule

First Floor:
Landing
Three Bedrooms

Gas Central Heating
Double Glazing

Garden Grounds to the Front & Rear
Driveway
Car Port



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



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Approximate Gross Internal Area = 84.1 sq m / 904 sq ft

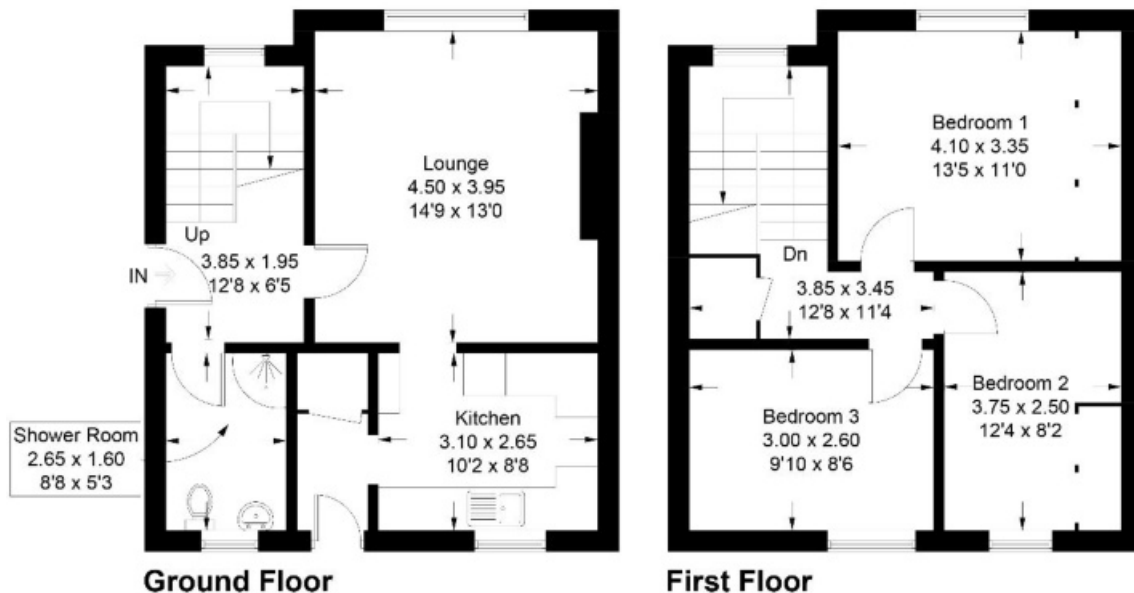


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (101232458)

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.