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## 44 Inchmead Crescent, Kelso, TD5 7LN

Guide Price £170,000



Located in a popular residential area of Kelso, just a short walk from primary schools, Croft Park and Kelso Rugby Club, this deceptively spacious three-bedroom semi-detached property offers an excellent opportunity for family living. The town centre is also within easy reach, making this a highly convenient and desirable location. Extended to the rear, the property benefits from an additional public room, currently used as a dining room, offering added flexibility for modern family life. The home is presented in good order throughout, though it would benefit from a degree of modernisation, allowing buyers the chance to add their own personal touch. Externally, the property enjoys generous, well-established garden grounds to the front, side, and rear, as well as a private driveway providing valuable off-street parking. Viewing is highly recommended to fully appreciate the space and potential this property has to offer.



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Ground Floor: Entrance Vestibule Hall Lounge Kitchen Dining Room Bathroom

First Floor: Landing Three Double Bedrooms

Gas Central Heating Double Glazing

Garden Grounds to the Front, Side & Rear 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, gas and electricity. Double Glazing. Gas Central heating

#### **EPC**

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#### **Council Tax Band**

C

#### Viewing

By appointment with the Selling Agent

#### Entry

By mutual agreement













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### Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

Monday to Friday: 9.00am to 5.00pm Saturday: 9.00am to 12.00 noon

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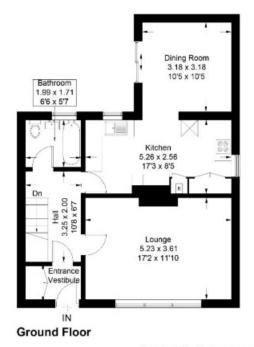


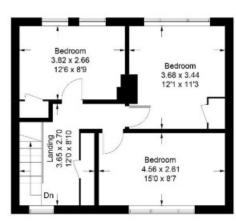




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Approximate Gross Internal Area = 107.0 sq m / 1152 sq ft





First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1244994)

#### Full members of:









