

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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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

E

### Council Tax Band

C

### 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

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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



### 44 Inchmead Crescent, Kelso, TD5 7LN

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



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

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.