

**Kelso**

Call 01573 400399



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 19 Oakfield Court, Kelso, TD5 7NW

**Guide Price £155,000**



Located in a central position close to both Broomlands Primary School and Kelso High School, this end-terraced property presents an ideal opportunity for families looking to settle in a convenient and sought-after area. While the property would benefit from upgrading, it offers excellent potential throughout. The ground floor comprises a bright lounge, a spacious dining kitchen, a downstairs WC and a large store providing valuable storage space. Upstairs, there are three well-proportioned bedrooms and a family bathroom, making this a practical layout for family life. Externally, the property benefits from enclosed gardens to both the front and rear, offering safe outdoor space for children or pets, along with off-street parking to the front. With its excellent location and great potential, viewing is recommended to appreciate all that this property has to offer.





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Ground Floor:  
Hall  
Lounge  
Dining Kitchen  
WC  
Store

First Floor:  
Landing  
Three Bedrooms  
Family Bathroom

Gas Central Heating  
Double Glazing

Garden Grounds to the Front & Rear  
Off-Street Parking





### 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 30 minutes from Kelso.

### Fixtures & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings. Washing machine to be included in the sale.

### Services

Mains drainage, water, gas and electricity.  
Double Glazing. Gas Central heating

### EPC

D

### 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

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
Tranent,	Tel 01875 611211



### 19 Oakfield Court, Kelso, TD5 7NW

Approximate Gross Internal Area = 98 sq m / 1055 sq ft

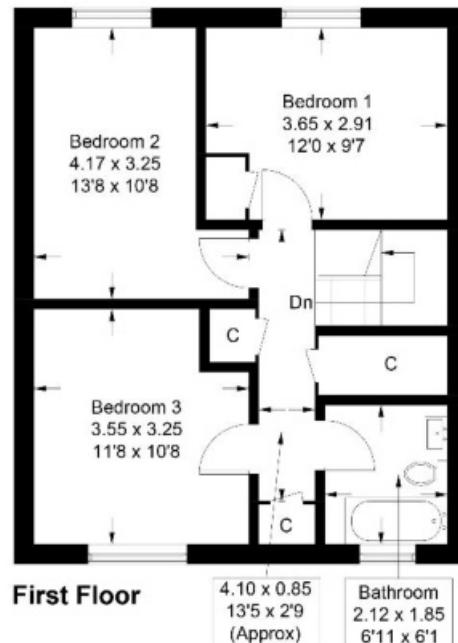
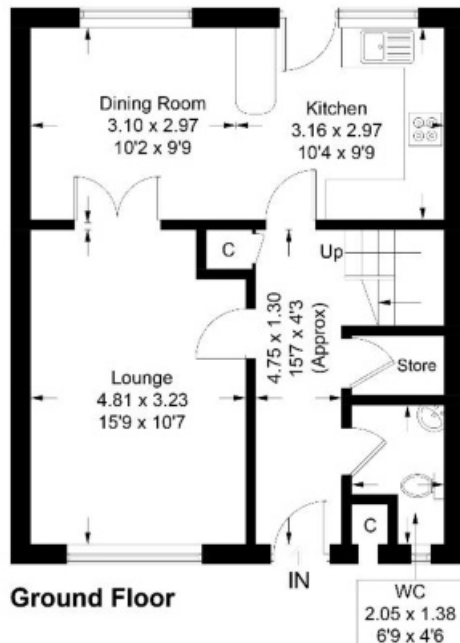


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1245655)

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.