

Kelso

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**35C Roxburgh
Street, Kelso**
TD5 7DN

Guide Price £115,000



Nestled in the heart of the historic Abbey Town of Kelso, this beautifully presented apartment offers the perfect balance of modern comfort and period charm. Located just off the picturesque cobbled square, the property is within easy reach of local amenities, including cafes, shops and transport links. Currently a successful holiday let, it presents excellent potential as an income-generating investment. Alternatively, it would make an ideal home for first-time buyers seeking a character-filled property. Accessed via a private entry at the rear, the apartment also benefits from an allocated parking space in a secure residents' car park, offering both convenience and peace of mind. Viewing is highly recommended to fully appreciate what this property has to offer.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Two Bedrooms
Bathroom

Allocated Parking Space

Electric Heating
Single Glazing

Situation

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 and Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water and electricity. Electric Heating. Single Glazing

EPC

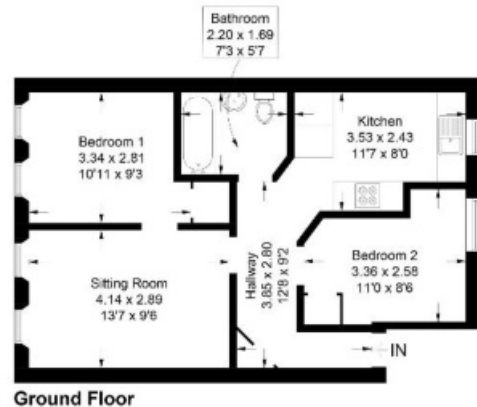
E

Council Tax

A

Viewing

By appointment with the Selling Agent



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