

Kelso

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## 6 The Granary Abbey Row

Kelso, TD5 7JF

**Guide Price £160,000**



6 The Granary is an attractive second-floor apartment situated in the very heart of the popular Abbey town of Kelso, ideally suited to those seeking a secure, peaceful town-centre location. The property enjoys a delightful outlook over Kelso Abbey and the surrounding churchyard, offering a unique and historic setting. The well-proportioned accommodation comprises a bright lounge with a Juliette balcony, a fitted kitchen, two bedrooms with one also benefiting from a Juliette balcony, a bathroom and a large internal store offering excellent storage space. Further benefits include an allocated parking space and a communal entrance shared with only one other property, enhancing privacy and security. Viewing is highly recommended to fully appreciate the location and accommodation on offer.



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## Accommodation:

Hall  
Lounge  
Kitchen  
Two Bedrooms  
Bathroom  
Store

Gas Central Heating  
Double Glazing  
Allocated Parking Space

### 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, gas and electricity. Gas Central Heating. Double Glazing

### EPC

B

### Council Tax

C

### Viewing

By appointment with the Selling Agent

