

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 14 Deans Court, Kelso, TD5 7LY

**Offers Over £170,000**



This delightful semi-detached property is located in one of Kelso's most desirable areas, offering a perfect blend of comfort and convenience. Enjoying pleasant views of the church steeple and monument from one of the three well-proportioned bedrooms, adding to the home's appeal. Ideal for families, this home is within close proximity to local amenities, including both primary and secondary schools, making it an excellent choice for those with children. The property boasts a spacious lounge with a welcoming fireplace, a bathroom, a convenient store room and a functional kitchen leading to a back hall. Ample storage throughout the property ensures plenty of space for all your belongings. Outside, the home benefits from a low-maintenance, partial walled courtyard garden, perfect for relaxing outdoors with minimal upkeep. On-street parking is available to the front of the property, ensuring convenience for residents. With its excellent location, well-balanced living spaces and appealing features, this home is a must-see. Viewing is highly recommended to fully appreciate everything this lovely property has to offer.



# 14 Deans Court, Kelso, TD5 7LY

Offers Over £170,000

Ground Floor:  
Entrance Hall  
Lounge  
Bathroom  
Large Store  
Kitchen  
Rear Hall

First Floor:  
Landing  
Three Bedrooms

Gas Central Heating  
Double Glazing

Front & Rear Garden  
On-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 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

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      |



**14 Deans Court, Kelso, TD5 7LY**

Approximate Gross Internal Area = 84.05 sq m / 905 sq ft

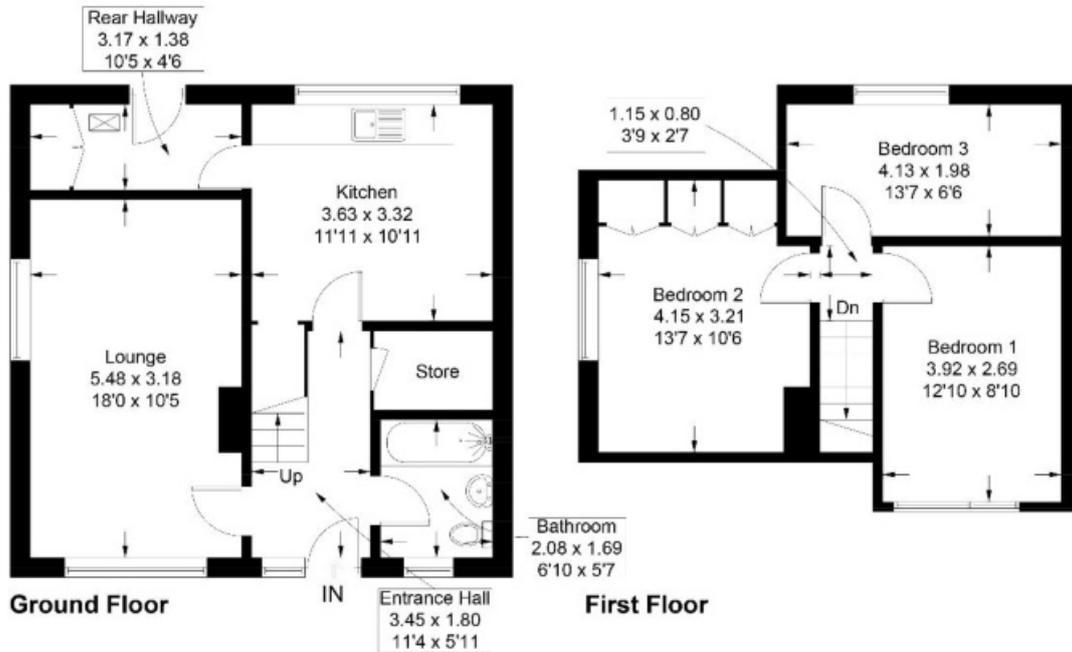


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283468)

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.