

Kelso

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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5 Station Road, Kelso, TD5 8DQ

Offers Over £285,000



This charming three-bedroom semi-detached home blends period features with modern living, offering the ideal space for a growing family. Extended by the current owners, the property boasts a bright and spacious open-plan sitting room and kitchen, flooded with natural light from a large skylight and bifold doors that open to a beautifully maintained rear garden. The ground floor also features a separate dining room and a well-equipped utility room, complete with a pantry, offering additional storage space and convenience for everyday living. Upstairs, the main bedroom features a multi-fuel stove, with two further bedrooms and a shower room with a separate WC. Externally, the property benefits from off-street parking to the front and a convenient garage, providing ample storage and parking options. The large rear garden, featuring a generous lawn, offers plenty of space for outdoor activities, gardening, or simply relaxing in the sunshine. Viewing is highly recommended to fully appreciate all that this property has to offer.



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Ground Floor:
Entrance Hall
Dining Room
Large Open Plan Kitchen/Sitting Room
Utility Room with Pantry

First Floor:
Landing
Three Bedrooms
Shower Room
WC

Gas Central Heating
Multi-Fuel Stove
Double Glazing

Private Garden Grounds
Garage
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 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

C

Council Tax Band

D

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:

| | |
|-------------|-----------------------|
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| Kelso, | Tel 01573 400 399 |
| Melrose, | Tel 01896 822 796 |
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| Tranent, | Tel 01875 611211 |



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Approximate Gross Internal Area = 128.4 sq m / 1382 sq ft

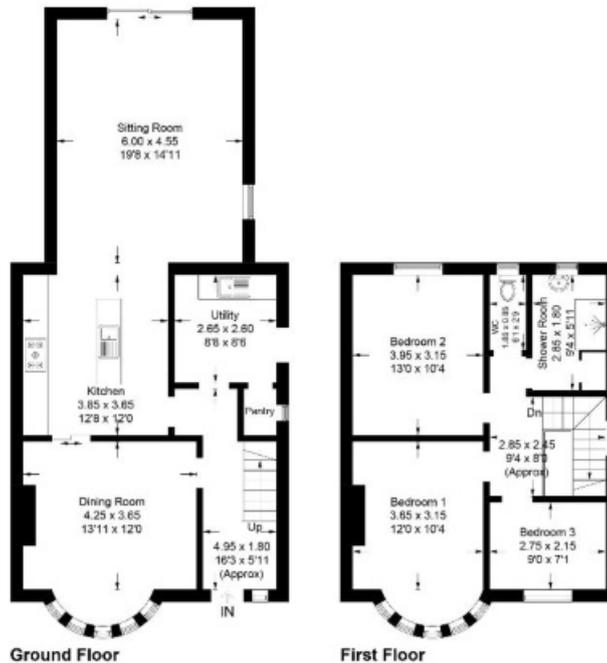


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1281873)

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.