



38 The Linn, Kelso, TD5 8EX

*‘A bright terraced house in a quiet residential area
with a spacious garden’*

ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Dining Kitchen

First Floor: Bedrooms 1, 2 and 3, Shower Room

Offers Over £170,000



WELCOME TO

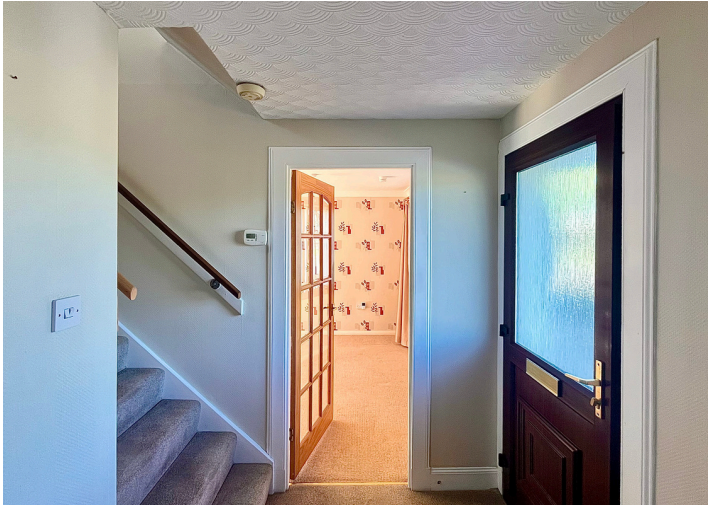
OVERVIEW

This bright three-bedroom terraced property is very well presented and is located in a quiet residential area of Kelso. The Linn is set back from the B6350 and is close to Sainsbury's Supermarket and the multiuse recreational path to Sprouston.

The property has a garden to the front and an especially large garden to the rear. The front garden enjoys the afternoon sunshine. To the rear is a large patio, ideal for outdoor living, with ample space for landscaping and formerly accommodating a vegetable garden and greenhouses. Both the front and rear gardens have gravel for low maintenance and have a shared external access connecting them.

The size and location of this dwelling lends itself to a range of owners including families, those looking for outdoor space or to develop a garden, extend an existing property and those looking for off street parking (both subject to the granting of the necessary permissions).





38 THE LINN

THE TOUR

38 The Linn is entered from the front garden into a hallway with cloakroom storage. The hallway gives direct access to the living room, the dining kitchen and the stairs to the first floor. The kitchen and living room both directly access the garden. Bedrooms one, two and three are located upstairs together with the shower room. There are glazed doors into both the living room and the kitchen.

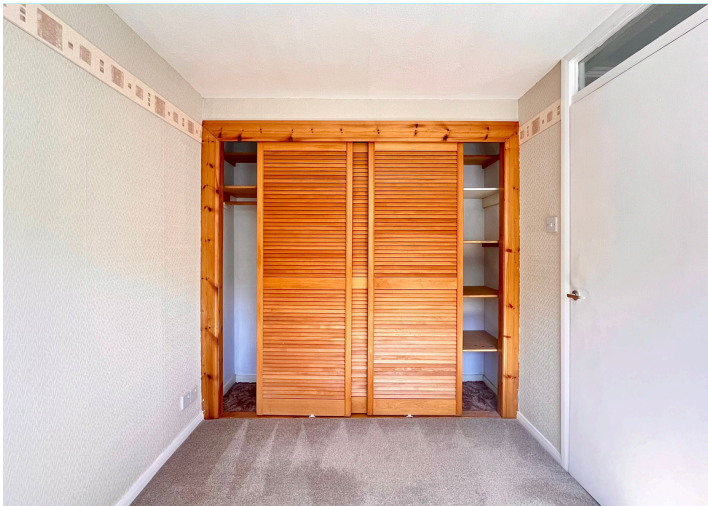
The living room is at the heart of the house and has a dual aspect. There are sliding patio doors to the garden and a feature wooden mantel and electric stove style fireplace.

The feature kitchen is tastefully presented and well-appointed. The timber and glass fronted units coordinate with the checkerboard style feature tiling and grey worktops. The double oven, microwave, gas hob, dishwasher and washing machine are all integrated. There are recessed downlights and a dark grey tiled floor.

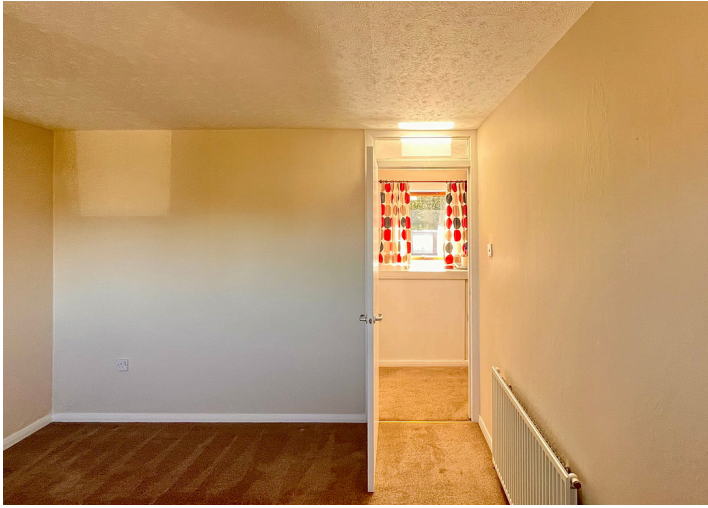
Bedrooms one and three both have two windows overlooking the front garden. Bedrooms two and three both have built in storage. It may be possible to reconfigure the storage in bedroom three to benefit bedroom one (subject to the granting of the necessary permissions). Bedroom one is especially generous in size. All three bedrooms have transom windows above the doors to allow natural light to flow.

The newly installed shower-room is bright, contemporary and tasteful combining white sanitaryware, chrome fittings, and stone coloured wall panelling. The large walk-in shower has a fixed glass screen and a Mira Decore shower.

All windows are top hung.



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OUTSIDE

38 The Linn has an advantageous position. The Linn is a single-sided street, with access to the rear garden provided via a quiet cul-de-sac serving the residential garages. The rear garden is very spacious, offering many opportunities including the creation of a planted garden. It may be possible to install a dropped kerb (subject to the granting of the necessary permissions) to create off street parking for multiple vehicles. The outlook is of mature trees.

The front garden enjoys the afternoon sunshine and is open to the street. There is a canopy over the front entrance, ideal for hanging baskets. There is ample on-street parking.

THE AREA

Kelso is a thriving market town with excellent shopping, services and recreational facilities and is located within easy travelling distance of nearby towns, Tweedbank and Berwick Railway Stations.

This property is located in a quiet residential area of Kelso. It is set back from neighbouring roads and has easy on street parking. It is a short walk away from Sainsbury's Supermarket and is close to recreational paths including The Two Bridges Route and the Sprouston/River Tweed circular.

The Linn is also in an ideal location for sustainable travel with bus stops very close by for the Kelso Town Bus Service.





38 THE LINN

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COUNCIL TAX - Band B

EPC RATING - C

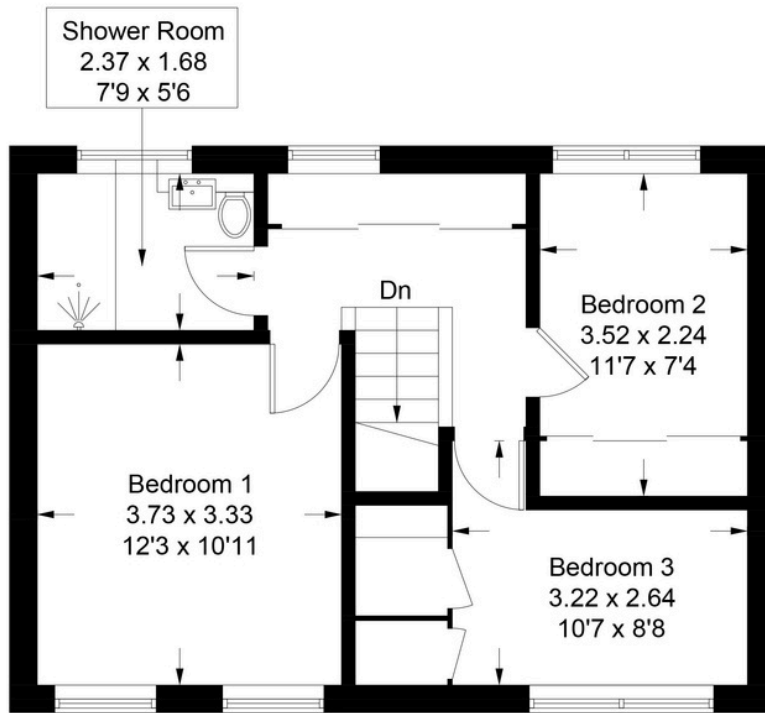
SERVICES

The property has gas central heating. It is served by mains water, drainage, electric and gas services.

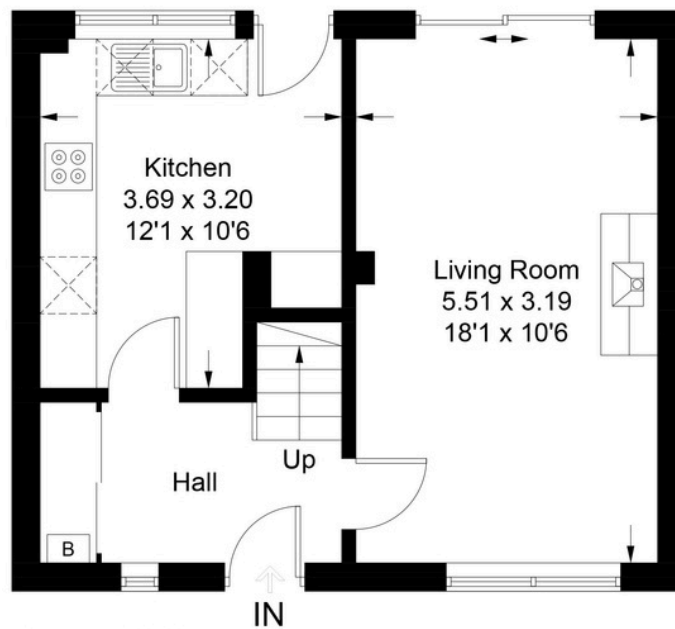


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First Floor



Ground Floor

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These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. Service installations and appliances in the property have not been checked by the selling agents.