

Kelso

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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23 The Tofts, Kelso, TD5 7BT

Guide Price £165,000



Situated in a highly desirable residential area of Kelso, just a short walk from the town centre, 23 The Tofts is a well-presented three-bedroom ground floor flat offering spacious and flexible accommodation suited to a range of buyers. The property is presented in good order throughout, with a generous lounge providing space for both relaxing and dining, alongside a well-appointed kitchen and bathroom. The versatile layout allows the accommodation to adapt to individual requirements, making it ideal for first-time buyers, downsizers, or those seeking a low-maintenance home on one level. Externally, the property benefits from front and rear gardens, as well as off-street parking. Conveniently located close to local schools, shops and amenities, this attractive home combines practical living with a sought-after Borders location. Early viewing is highly recommended.



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Accommodation:
Entrance Hall
Lounge
Kitchen
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Front & Rear Garden
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, Electricity and Gas.
Double Glazing. Gas Central heating.

EPC

C

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



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Approximate Gross Internal Area = 83.0 sq m / 893 sq ft

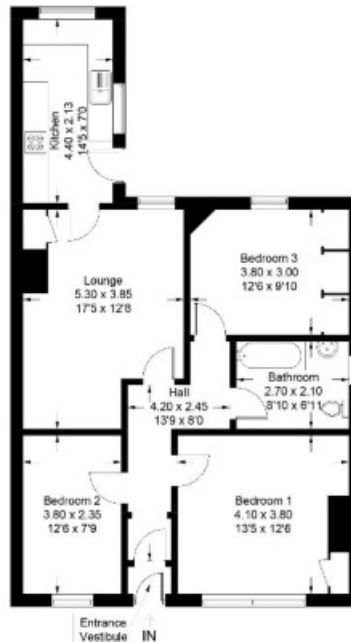


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305432)

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.