

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



3 Paddock Court, Kelso, TD5 7UB

Guide Price £245,000



Situated within a peaceful and sought-after residential area of Kelso, this beautifully presented semi-detached home offers spacious and well-appointed accommodation, ideally suited to modern family living. Conveniently located within walking distance of both primary and secondary schools, the property is perfectly placed for families seeking a comfortable home in a desirable location. The bright and welcoming accommodation comprises an entrance hall, a generous living room, a well-equipped dining kitchen and a convenient WC on the ground floor. Upstairs, the landing provides access to three well-proportioned bedrooms, including one with an en-suite WC and another benefiting from an en-suite shower room, together with a modern main shower room. Externally, the property enjoys low-maintenance garden grounds to both the front and rear, providing attractive outdoor space with minimal upkeep. A driveway and garage offer ample private parking and additional storage. Viewing is highly recommended to fully appreciate the quality, space and excellent location this family home has to offer.



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Ground Floor:
Entrance Hall
WC
Living Room
Dining Kitchen

First Floor:
Landing
Large Double Bedroom with En-Suite WC
Double Bedroom with En-Suite Shower Room
Further Bedroom
Shower Room

Gas Central Heating
Double Glazing

Front & Rear Garden
Garage & Driveway



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

B

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:

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



3 Paddock Court, Kelso

Approximate Gross Internal Area = 97.0 sq m / 1044 sq ft

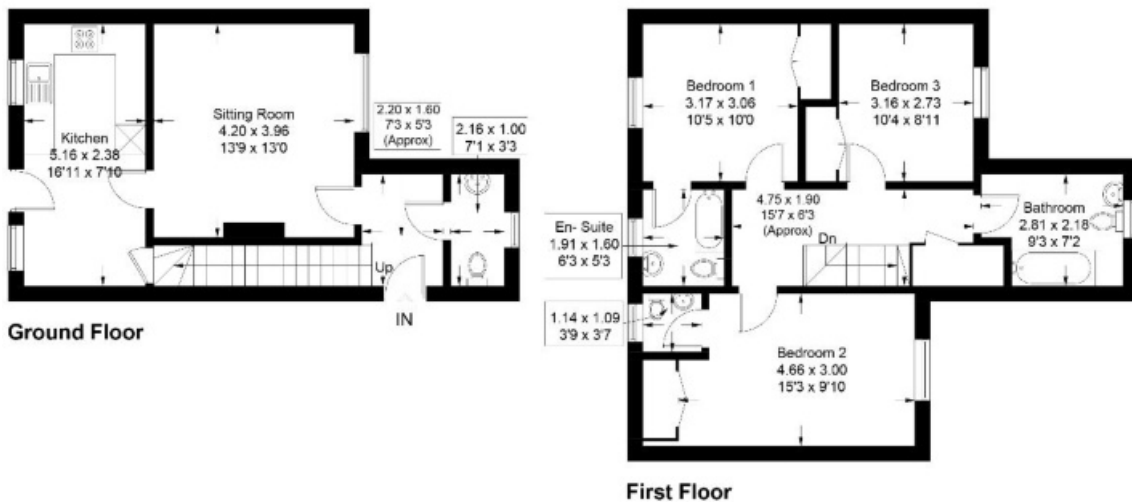


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315028)

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.