



63 Grovehill, Kelso, TD5 7AR

‘A beautifully presented ground floor flatted dwelling in the heart of Kelso with a mature idyllic garden’

ACCOMMODATION

Ground Floor: Entrance Hall, Living Room, Dining Kitchen, Kitchen Store, Shower Room, Bedrooms 1, 2 & 3 and Hallway Store

Offers Over £165,000



WELCOME TO

OVERVIEW

This beautifully and stylishly presented three bedroomed ground floor flat is located in a quiet and central residential area of Kelso. Grovehill is a quiet tree lined cul-de-sac in close walking distance of both Kelso Square and to the services located on Inch Road.

The properties in Grovehill are externally attractive with bay windows, pediments, horizontal banding, base courses and complementary wall tones.

63 Grovehill has a favourable orientation with the kitchen orientated to enjoy the early morning sunshine and the living room orientated to enjoy the afternoon sunshine. All the rooms are well proportioned.

This property has a small garden to the front, with mature shrubs and gravel for easy maintenance, and a large secluded garden to the rear, combining mature trees, shrubs and flowers.

The easy accessibility, size and location of this dwelling lends itself to a range of owners.



63 GROVEHILL



THE TOUR

63 Grovehill is entered directly from its front garden into a beautifully presented hallway with feature wallpaper. The hallway gives direct access to the living room, shower room and the bedrooms and indirect access to the dining kitchen.

The living room is at the heart of the house and is stylishly appointed with a timber chair rail, a two tone wall colour palette, a stone mantle and hearth and a feature fire. The subtle colour palette from the living room flows into the dining kitchen which is appointed with base units and a feature ceramic sink. The cooker and fridge freezer are both free standing and the walk-in kitchen store has fittings for a washing machine. There are feature task lights above the thin dark grey worktops. The kitchen has direct access to and overlooks the beautiful garden to the rear of the property.



The flat has three double bedrooms. Bedroom one, the master bedroom, is orientated to the north east, and has a traditional press/cupboard. Bedrooms two and three both look into the front garden. The shower room has a mixed colour palette combining feature wall paper with complementary colour blocking. The wash hand bowl, frameless glass shower screen and Grohe two headed shower add to the Homes and Interiors aesthetic. The shower room door is partially glazed.

This flat is well appointed with storage. There is a large walk-in store in the hallway, a traditional press/cupboard adjacent to the shower room and a large walk-in cupboard in the kitchen.

The garden to the rear of the property is split into two zones; a paved functional space with a shed, and a wonderful outdoor room, with mature flowers, shrubs and trees creating structure, colour and visual screening.

The property has laminate floors throughout. All windows are tilt and turn. This home has gas central heating.





63 GROVEHILL

OUTSIDE

Grovehill is a tree lined avenue with ample integrated on-street parking. As there is no through vehicular access, the street is very quiet.

The front garden extends to the full width of the property and is planted with two small trees, creating privacy, and some shrubs to provide colour and visual interest. There is gravel ground cover for easy maintenance.

The spacious rear garden is accessed around the property by way of a shared path and occupies half the width of the property.

The garden is split into two zones; a paved functional space with a shed and bin storage, and a wonderful outdoor room with mature flowers, shrubs and trees creating structure, colour and visual screening. The design of the rear garden emphasises it's depth.



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 and Tweedbank and Berwick Railway Stations.

63 Grovehill is a short walk away from Kelso Square, the Co-op supermarket on Roxburgh Street, Kelso Swimming Pool and Kelso Medical Group Practice both on Inch Road and to the Cobby riverside walk. Schooling is available at nearby Edenside Primary School and Kelso High Street.

63 Grovehill is in an ideal location for sustainable travel with bus stops being very close by on Bowmont Street. There are direct services to Kelso Town Centre, Berwick Upon Tweed/ Berwick Upon Tweed Train Station and to Tweedbank Train Station/Galashiels (Service 67).





63 GROVEHILL

what3words

///paintings.searches.aquatic

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.



ABOUT TAITs

At Tait's our integrated estate agency and legal teams guide you through the buying and selling process. We strive to make the process as straightforward as possible for you and have offices in both Kelso and Jedburgh town centres. We have in-depth local knowledge of the Scottish Borders. In addition to estate agency services, we also offer private client legal services.

Approximate Gross Internal Area = 91.7 sq m / 987 sq ft

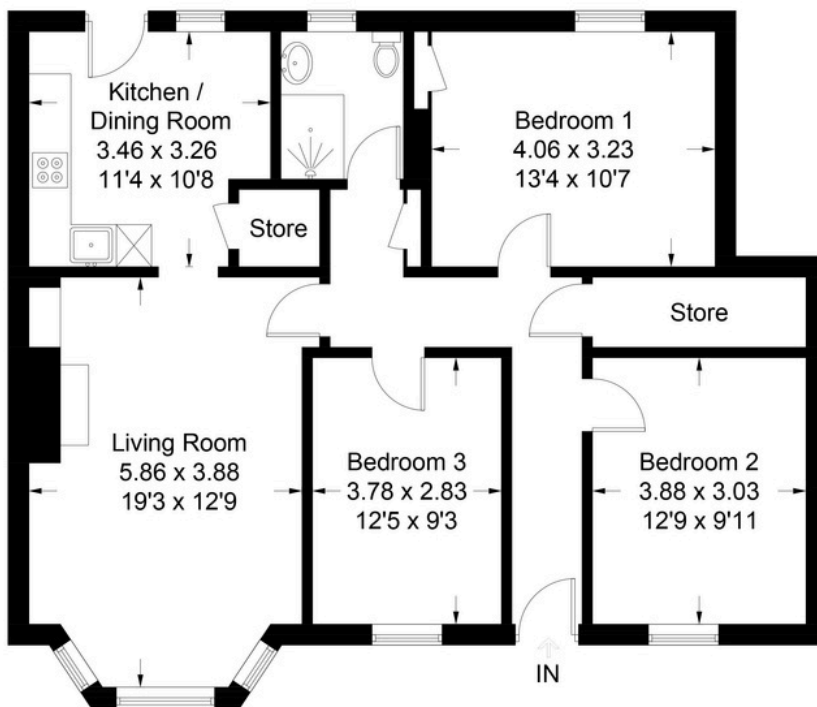


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1315028)

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.