

Kelso

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81 Abbotseat, Kelso

TD5 7LT

Offers Over £160,000



81 Abbotseat is a well-presented and comfortably proportioned semi-detached home, set within a popular and well-established residential area of Kelso. The ground floor has been thoughtfully reconfigured to create a more practical and sociable layout between the lounge and kitchen, making the best use of the available space and providing space for a dining table. Upstairs, there are two generously sized double bedrooms and a modern bathroom complete with the added luxury of underfloor heating. Externally, the property benefits from private gardens to the side and rear, with several sheds providing excellent storage & workshop space. A driveway to the front provides convenient off-street parking for two vehicles. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.



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Hall
Lounge with Dining Area
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden to Front, Side & Rear
Sheds/Workshop
Drive



Location

Nestled in the heart of the Scottish Borders, Kelso is widely regarded as one of the most picturesque and desirable towns in the region. Set at the meeting point of the Rivers Tweed and Teviot, the town enjoys a truly stunning setting, with its elegant, Flemish-style cobbled Square forming a charming and vibrant focal point. Independent shops, welcoming cafés, traditional pubs and quality restaurants give Kelso a warm community feel, while its rich history and architectural beauty create an enviable lifestyle setting. The town is perhaps best known for Kelso Races, one of Britain's most scenic National Hunt racecourses, and is also home to Floors Castle, the magnificent Roxburghe family seat set within spectacular parkland. Outdoor enthusiasts are particularly well catered for, with superb fishing on the River Tweed, excellent golf at Kelso Golf Club, as well as rugby, tennis, cricket, curling, swimming and bowls all available locally. Kelso combines the charm of country living with excellent accessibility. The town lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-upon-Tweed and 70 miles north of Newcastle upon Tyne. The Borders Railway at Tweedbank, reachable in around 30 minutes, provides a direct rail link to Edinburgh, making Kelso an attractive choice for commuters and those seeking a balance between rural tranquillity and city convenience. Altogether, Kelso offers an exceptional quality of life, combining natural beauty, rich heritage, strong community spirit and outstanding leisure opportunities in one of the Borders' most sought-after locations.

Fixtures & Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings. The washing machine, dishwasher and cooker can be included by separate negotiation.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



**Interested in this property?
Call 01573 400399**

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Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

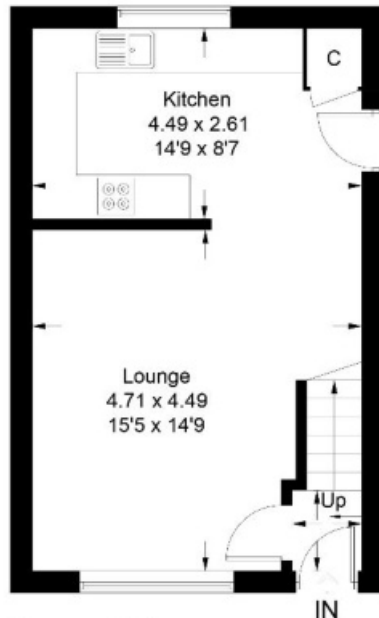
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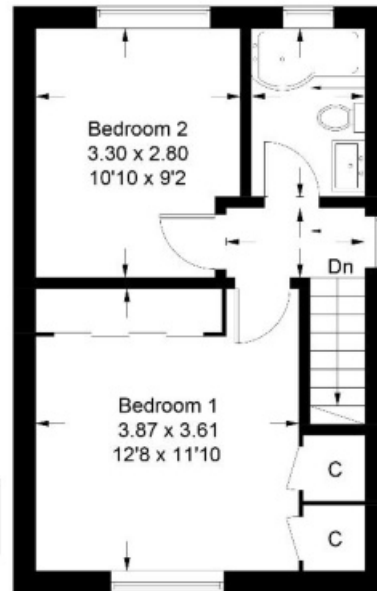


81 Abbotseat, Kelso

Approximate Gross Internal Area = 66.8 sq m / 719 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1320118)

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.