

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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**101 Abbotseat,
Kelso, TD5 7LT**

Guide Price £170,000



Situated within a highly sought-after residential area of Kelso, this well-maintained three-bedroom semi-detached property presents an excellent opportunity for those looking for a home they can make their own. Offering comfortable accommodation with excellent potential for modernisation, the property is ideally suited to first-time buyers, families or those seeking a home in a desirable location. The property benefits from low-maintenance garden grounds to both the front and rear, providing useful outdoor space without extensive upkeep. A private driveway and garage are also included, which is a particularly valuable feature within this sought-after area. The property is conveniently located close to a primary school and a range of local amenities, making it an ideal choice for those seeking both convenience and a welcoming residential setting. Viewing is highly recommended to appreciate the excellent opportunity this property presents.



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Ground Floor:
Entrance Hall
Sitting Room
Dining Kitchen
Shower Room

First Floor:
Landing
Three Bedrooms

Gas Central Heating
Single Glazing

Front & Rear Garden
Detached 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.
Single Glazing. Gas Central Heating

EPC

D

Council Tax Band

B

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 = 93.0 sq m / 1001 sq ft

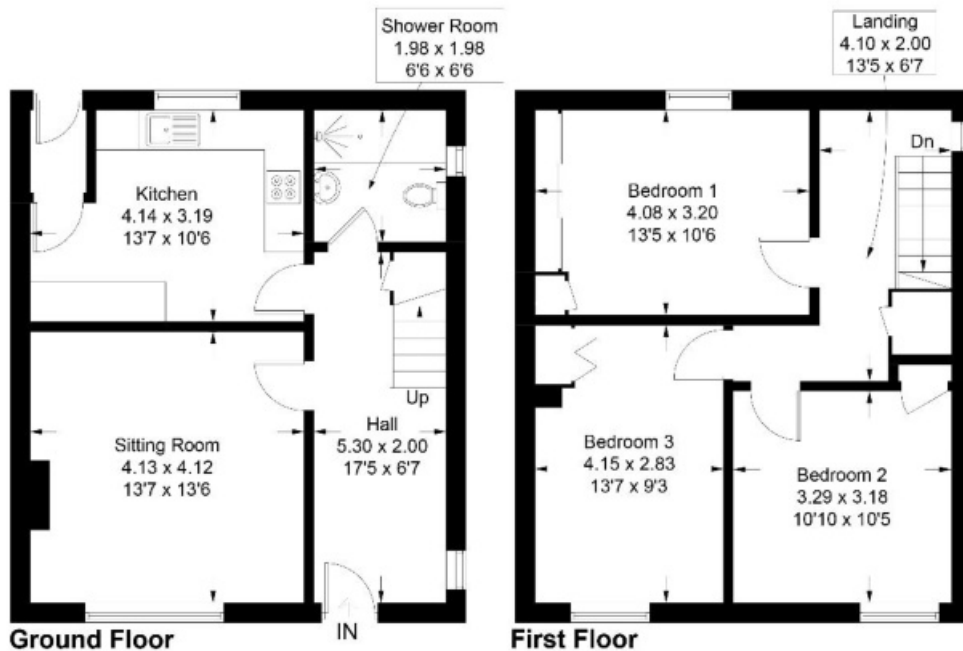


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326280)

Full members of:



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