

Kelso

Call 01573 400399



CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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34 Berrymoss Court, Kelso, TD5 7NP

Offers Over £170,000



This well-presented end-terraced home is situated in the popular town of Kelso, within walking distance of both primary and secondary schools and an excellent range of local amenities. Offering well-proportioned accommodation and a generous enclosed rear garden, the property would make an excellent home for first-time buyers or families. The property has been extended by the previous owners and provides excellent family accommodation. The ground floor comprises an entrance hall, utility room, WC, inner hall, dining kitchen and living room. On the first floor, there are three bedrooms, a family bathroom and a large storage cupboard, providing useful additional space. Externally, the property benefits from an enclosed rear garden, offering a safe and secure space for children and pets to enjoy. Viewing is highly recommended to appreciate the accommodation and location this attractive home has to offer.



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Ground Floor:
Entrance Hall
Utility Room
WC
Hall
Dining Kitchen
Living Room

First Floor:
Landing with Large Storage Cupboard
Three Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing

Rear Garden
On-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, Gas and Electricity.
Double Glazing. Gas Central Heating

EPC

C

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:

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Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
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Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211



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Approximate Gross Internal Area = 90.5 sq m / 974 sq ft

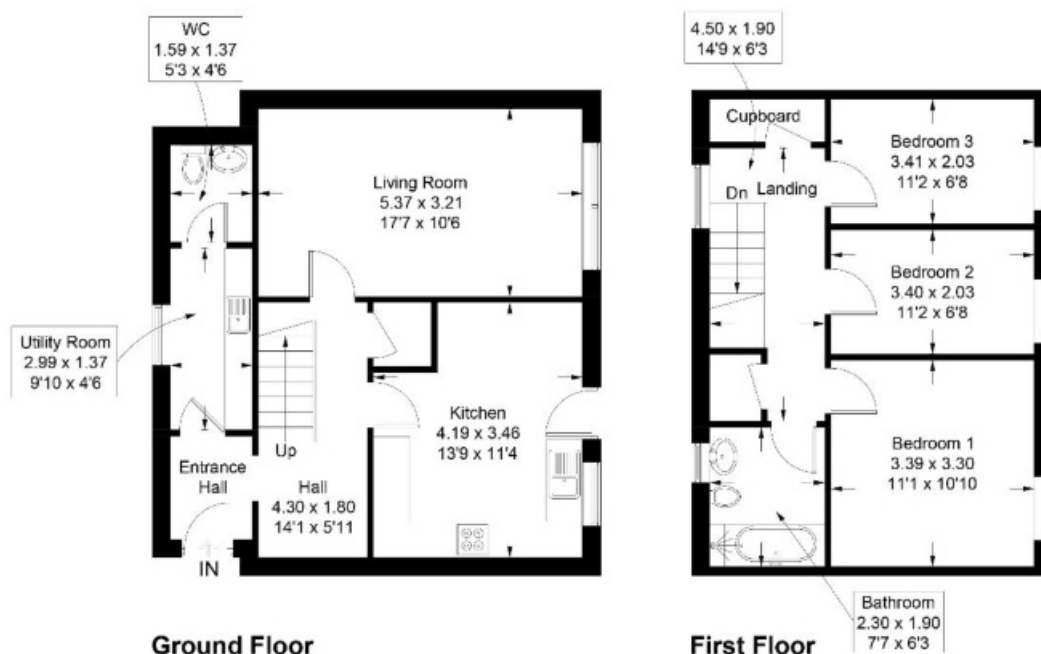


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326351)

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.