



1 Church Lane, Kelso, TD5 7EB

‘A secluded and unique 4 bedroomed maisonette close to the River Tweed and a short stroll to the town centre’

ACCOMMODATION

Ground Floor: Entrance Hall,
First Floor: Living Room, Kitchen, Bedrooms 1 & 2, Bathroom
Second Floor: Bedrooms 3 & 4

Guide Price £135,000



WELCOME TO

OVERVIEW

This secluded 4 bedroomed terraced maisonette is located within the desirable Kelso Conservation Area, in close proximity to Kelso North Parish Church. Church Lane has pedestrian access from Roxburgh Street, and is in close walking distance of the River Tweed and 'The Cobby' haugh, the shops and cafes of Kelso Square and to the civic amenities on Inch Road.

The properties in this area are varied in architectural style and age. In keeping with its surroundings, this unique historic property has stone window and door surrounds, harled walls and a slate roof. The property is accessed from a secluded, enclosed walled garden combining shrubs and paving, which is perfect for those looking for a low maintenance garden.

The size and location of this dwelling lends itself to a range of owners. It offers scope for updating and huge potential for creating a bespoke home.

THE TOUR

1 Church Lane is entered from its private garden into an inviting hallway. An impressive feature staircase leads to the first floor, giving access to the living room, bathroom and bedrooms one & two, and indirect access to the kitchen. The staircase continues to the second floor, giving access to bedrooms three & four. The staircase is generous in size and sweeping in style with its elegant handrail and other timber detailing.

The first floor is decorated in a unifying neutral palette complemented by classic timber, mostly sash and case, windows throughout.

The well proportioned living room is at the heart of the house and has a feature wood panelled wall with a gas fire, and two east facing windows overlooking Bowmont Street, one of which is an outward opening emergency escape. The bright west facing kitchen has a tiled splashback and combines base units, wall units and open shelving. It is well appointed with a washing machine, a free standing cooker (the oven is not in working order) and a free standing fridge.





1 CHURCH LANE

THE TOUR CONTINUED

Bedroom one is bright and spacious, and has a dual aspect with views both east over, and south along Bowmont Street. This room has a traditional press cupboard which could be developed into a feature. Bedroom two faces west and overlooks the garden. The bathroom has recently been upgraded and has wetwall panelling, mixer taps and shower head, a glass screen, a chrome towel rail and recessed spotlights. Bedrooms three and four are both located on the second floor. They are bright and have sky facing Velux rooflights with elevated views over the garden and of the picturesque and sculptural Kelso North Parish Church.

There is scope to re-envisage the use of the rooms on the first floor. Subject to the necessary permissions, the kitchen and living room could be combined to make a large, dual aspect dining kitchen. Bedroom one could be used as a dual aspect living room.

This property does not currently have central heating, the water is heated by an electric immersion. With the exception of the kitchen and bathroom, this property is carpeted throughout.



OUTSIDE

Church Lane is located immediately to the right of Kelso North Parish Church when viewed from Roxburgh Street. There is no vehicular access. The garden belonging to the property is that area on the south side of the walled garden with the downstairs flat owning the ground to the north. The private garden is sheltered and well maintained, combining shrubs and paving for low maintenance and has a practical whirling clothes drier. There is scope to develop the garden to create outdoor living areas, adding structure planting for place making and visual screening.

what3words

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Council Tax - Band B

EPC Rating – D





1 CHURCH LANE

SERVICES

The property is served by mains water, drainage, electric and gas services. There is no central heating.

HISTORIC ENVIRONMENT SCOTLAND

LISTING Reference LB35705, Category C

THE AREA

Church Lane is a short walk away from Kelso Square, the Co-op supermarket on Roxburgh Street, the swimming pool and medical centre on Inch Road and to the river at the nearby 'Cobby'. Schooling is available nearby at Edenside Primary School and at Kelso High Street. There are regular events in the town at the Tait Hall, Springwood Park and at Floors Castle.

1 Church Lane 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.



ABOUT TAITs

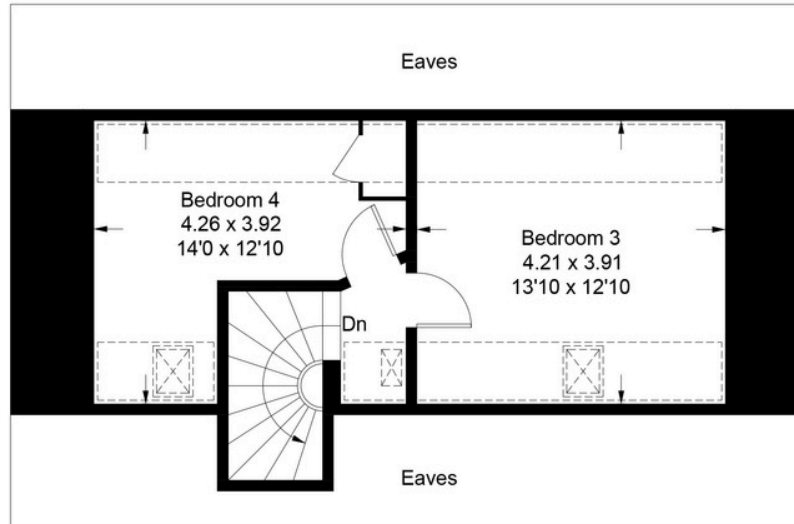
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Service installations and appliances in the property have not been checked by the selling agents.

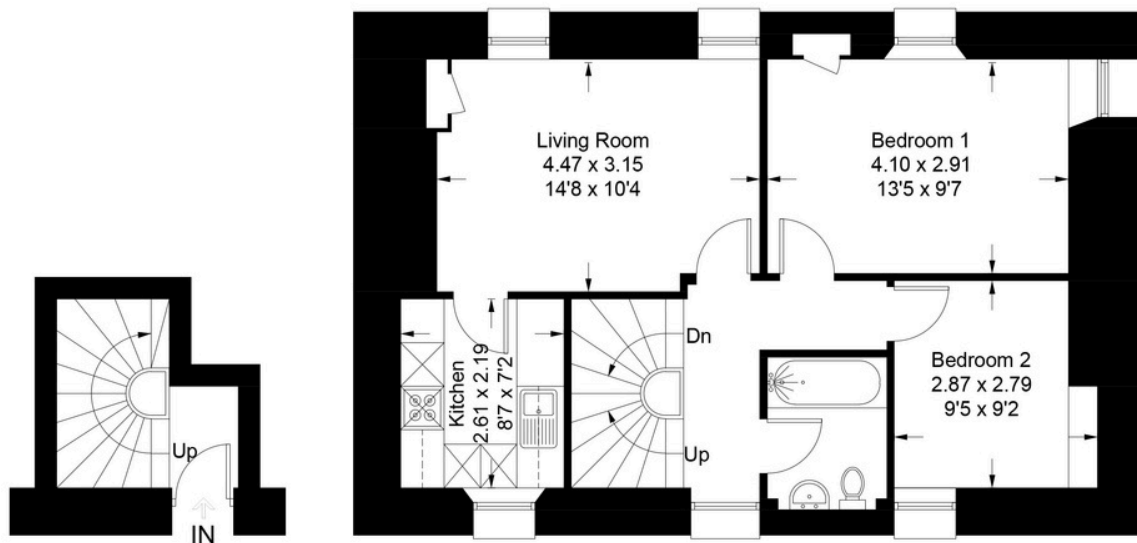
1 Church Lane, Kelso

Approximate Gross Internal Area = 96.6 sq m / 1040 sq ft

 = Reduced headroom below 1.5m / 5'0



Second Floor



Ground Floor

First Floor

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