Kelso
Call 01573 400399

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40 Oakfield Court, Kelso, TD5 7NW

Guide Price £170,000



Situated within the popular Abbey town of Kelso, this deceptively spacious mid-terraced home offers well-proportioned accommodation over two floors, making it an excellent opportunity for first-time buyers, growing families and those seeking a conveniently located home. Ideally positioned between Broomlands Primary School and Kelso High School, the property enjoys a particularly convenient setting for families, while also being within easy reach of the town's amenities. The accommodation comprises an entrance hall, a comfortable living room, a dining kitchen, a useful ground floor WC and a generously sized storage cupboard on the ground floor. On the first floor, there are three well-proportioned bedrooms, together with a newly installed bathroom. Externally, the property benefits from enclosed garden grounds to both the front and rear. The rear garden provides an attractive outdoor space, complete with a timber garden shed and covered seating area, ideal for enjoying the warmer months. To the front, there is an enclosed garden, a useful outhouse and the added benefit of off-street parking. Offering spacious accommodation, useful storage and appealing outdoor space in a popular residential location, this is a property that will appeal to a variety of buyers. Viewing is highly recommended.



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Ground Floor:
Hall
WC
Store
Living Room
Dining Kitchen

First Floor:
Landing
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Front & Rear Gardens
Off-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
C

Viewing
By appointment with the Selling Agent

Entry
By mutual agreement









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








40 Oakfield Court, Kelso, TD5 7NW
Approximate Gross Internal Area
100.5 sq m / 1082 sq ft

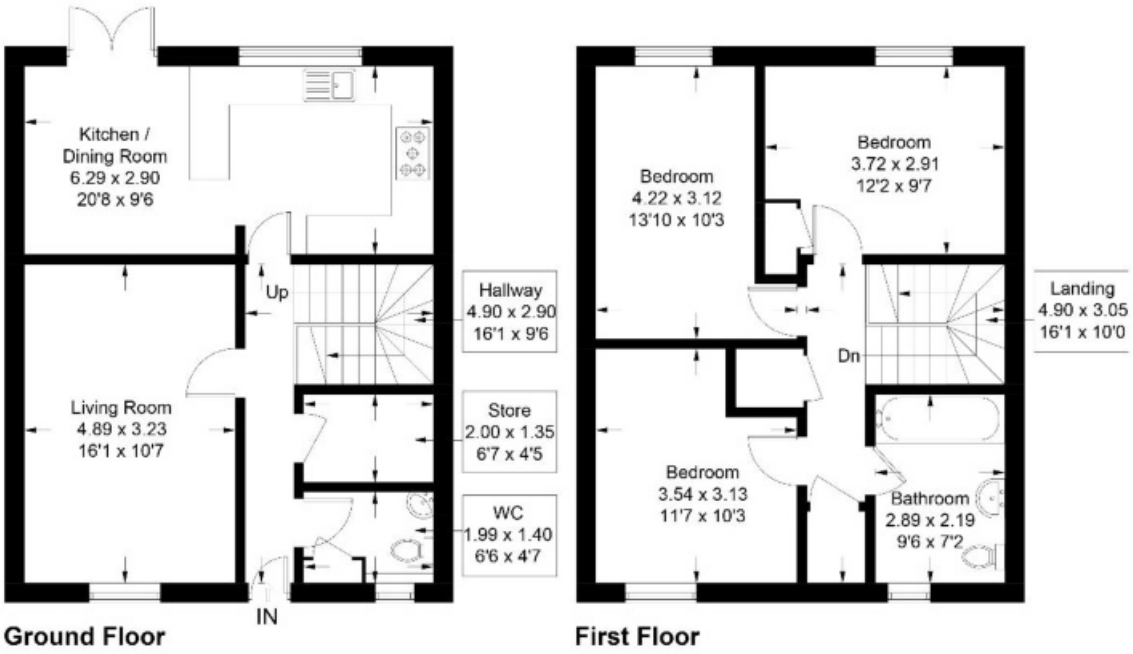


Illustration for identification purposes only, measurements are approximate, not to scale. fourlabs.co © (ID1348569)

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.