



44 INCHMYRE KELSO TD5 7LQ

A bright ground floor flat situated in the heart of the town and within close proximity of all amenities. Accommodation, which is in good order, comprises:- Entrance Hall, Livingroom, Fitted Kitchen, Double Bedroom and Shower Room. There is an external storage cupboard and ample off street parking facilities. The property benefits from gas central heating, full double glazing and is being offered for sale with all fitted carpets, floor coverings, curtains, blinds and light fittings. An ideal investment/rental property or starter home.



ACCOMMODATION

ENTRANCE HALL: 4.04m x 1.05m (at widest)

An external door off the communal stairwell opens into a hallway which gives access to all rooms. 1 single power point. Smoke alarm. C/h radiator. Telephone point. Storage cupboard containing electric meters. Entryphone system. Fitted carpet.

KITCHEN: 3.70m x 2.71m

With window to front and roller blind. Stainless steel sink unit with drainer. Excellent range of beech fitted base and wall units with contrasting worktops and tiling between. Electric cooker point. Extractor fan. Large storage cupboard containing c/h boiler. Plumbed for washing machine. C/h radiator. 3 double and 2 single power points. Fluorescent lighting. Vinyl flooring.

LIVINGROOM: 4.39m x 4.34m

Bright and spacious room with window to rear giving an open outlook over the communal green. Vertical blinds. Feature fireplace with timber surround and mantel. C/h radiator. 3 double and 1 single power points. TV aerial. Centre light fitting. Telephone point. Shelved storage cupboard. Shelved linen cupboard. Fitted carpet. Glass door opens on to the rear communal garden.

SHOWER ROOM: 3.12m X 1.37m

With frosted glass window to front and roller blind. White WC and wash hand basin with mixer tap set in a modern vanity unit with display shelf, mirror and cupboards below. Glass shower cubicle with 'mira sport' electric shower. C/h radiator. Wood effect vinyl flooring.

BEDROOM: 4.04m x 3.66m

Bright double bedroom with window to front and roller blind. C/h radiator. 2 double power points. Fitted wardrobe with hanging rail and shelving. Shelved storage cupboard. Fitted carpet.

BURDENS:

Council Tax – Band A

EPC Rating – C75

SERVICES:

Mains water, drainage, gas and electricity are connected.

VIEWING:

Strictly by appointment through the selling agents.

ENTRY:

By negotiation.



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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