

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5B Union Street, Kelso

TD5 7DR

Guide Price £95,000



Situated in a peaceful yet convenient location, just a short walk from the town centre and riverside walks, 5B Union Street is a deceptively spacious and bright second floor apartment. Freshly decorated with new flooring throughout and presented in very good order, the property benefits from an abundance of attractive features including well-proportioned rooms and excellent storage space. This property would be ideal as a first time buy, rental investment or easily managed holiday home. Viewing is essential to fully appreciate.



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Internal Communal Stairs
Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Ample 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 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle-Upon-Tyne. The new Waverley rail link from Edinburgh to Tweedbank can be reached in around 30 minutes from Kelso.

Fixtures and Fittings

The sale shall include all carpets and floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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43 The Square,
Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:
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Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
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5B Union Street, Kelso

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft

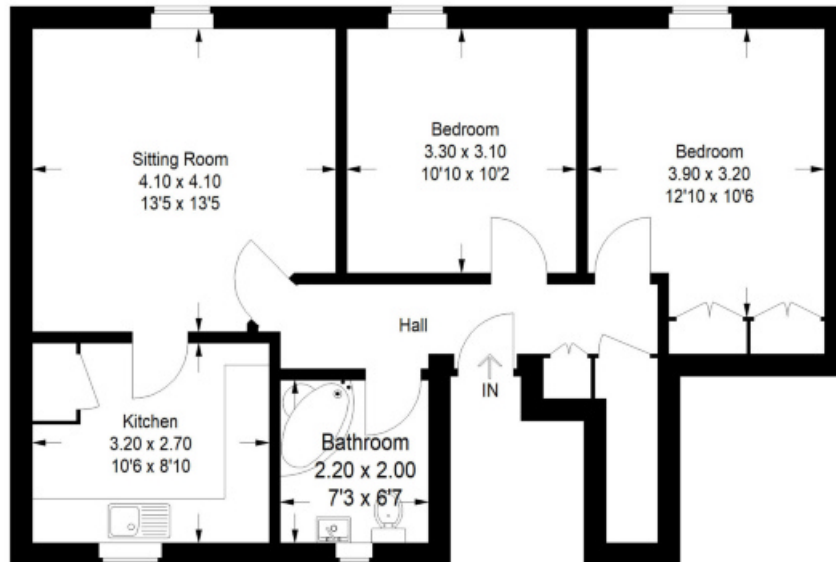


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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.