

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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81 Abbotseat, Kelso

TD5 7LT

Offers Over £135,000



81 Abbotseat is a comfortably proportioned and immaculately presented semi-detached property, located within an established and popular residential area of Kelso. The downstairs accommodation has been altered to make the most of the space available between the kitchen and lounge. Upstairs there are two generous double bedrooms and a modern bathroom with underfloor heating. There is a private garden to the side & rear and a drive provides convenient private parking for two cars to the front. Early viewing is advisable to avoid disappointment.



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Hall
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Private Garden to Side & Rear
Shed
Two Car Drive



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. The greenhouse is excluded from the sale.

Services

Mains drainage, water, electricity and gas. Gas central heating, double glazing. Under floor heating in the bathroom.

EPC

C

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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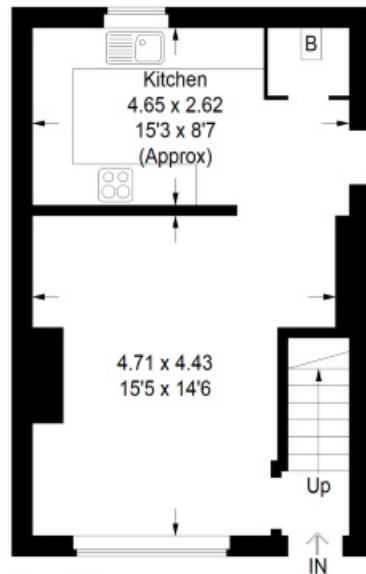
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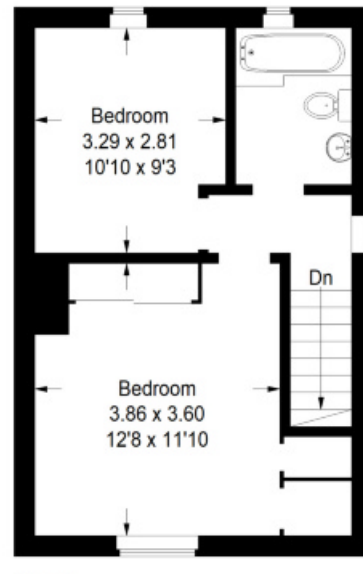


81 Abbotseat, Kelso

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 748768)

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.