

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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35C Roxburgh Street, Kelso

TD5 7DN

Guide Price £100,000



Located within an attractive conservation area, close to the town centre, 35C Roxburgh Street is a lovely second floor apartment, presented in immaculate order throughout. The property benefits from many pleasing features including a secure entry system, brand new bathroom, modern kitchen and convenient private parking. Successfully let for several years by the current owner, this property would be ideal as a first time purchase, buy to let investment or occasional residence. Viewing is strongly recommended to fully appreciate.



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Internal Communal Stairs
Hall
Lounge
Kitchen
Double Bedroom
Single Bedroom
Brand New Bathroom

Electric Heating
Specialised Double Glazing
Secure Entry System

Private 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 and electricity. Electric heating, specialised double glazing, secure entry system.

EPC

D

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?

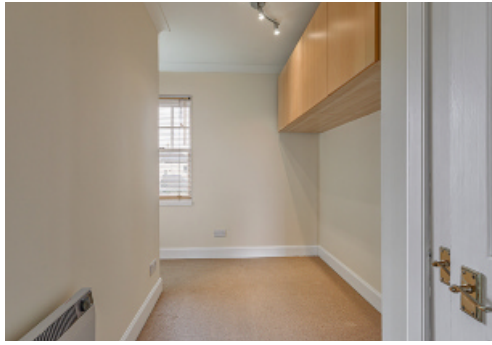
Kelso

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
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Kelso, Tel 01573 400 399
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Selkirk, Tel 01750 723 868



35C Roxburgh Street, Kelso

Approximate Gross Internal Area = 49.9 sq m / 537 sq ft

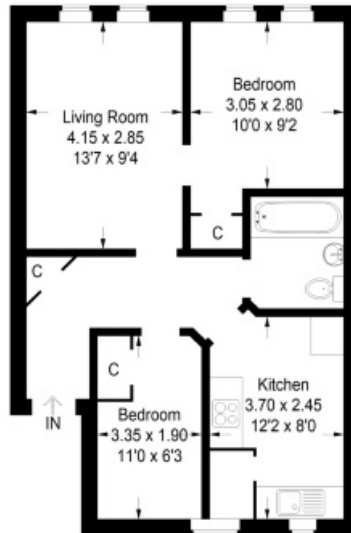


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Full members of:



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.