

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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17 Washington Avenue, Kelso

TD5 7FA

Guide Price £210,000



17 Washington Avenue is a stunning three bedrooms semi-detached property, located within a sought after modern development built by the highly reputable Kelso firm of M & J Ballantyne. Built in 2019, the current owners have upgraded the property throughout to an extremely high standard including the conversion of the downstairs WC to a beautiful shower room, upgrading the bathroom and landscaping the rear garden. The property has a contemporary feel with modern décor and flooring and is in truly move-in condition. Early viewing is essential to avoid disappointment.



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Hall
Lounge
Dining Kitchen
Downstairs Shower Room
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
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.

Services

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

EPC

B

Council Tax Band

D

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
Phone: 01573 400399
Fax: 01573 400388
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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
Hawick, Tel 01450 3723 36
Kelso, Tel 01573 400 399
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868



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Approximate Gross Internal Area
86.4 sq m / 930 sq ft

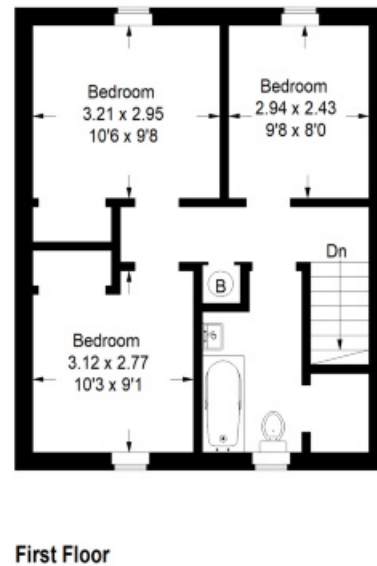
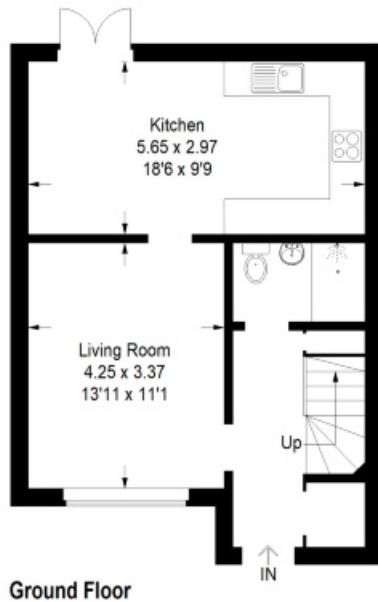


Illustration for identification purposes only, measurements are approximate, not to scale.
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Full members of:



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.