

Kelso
Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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43 Washington Avenue, Kelso

TD5 7FA

Guide Price £220,000



A stunning three bedroom semi-detached property, located within the sought after North Broomlands development, built by the highly reputable Kelso firm of M & J Ballantyne in 2021. Upgraded by the current owners to an extremely high standard giving it a contemporary feel with modern fixtures & fittings, décor and flooring. Early viewing is absolutely essential to avoid disappointment.



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Hall
Lounge
Dining Kitchen
Downstairs WC
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing
Solar Panels

Garden
Shed
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, solar panels.

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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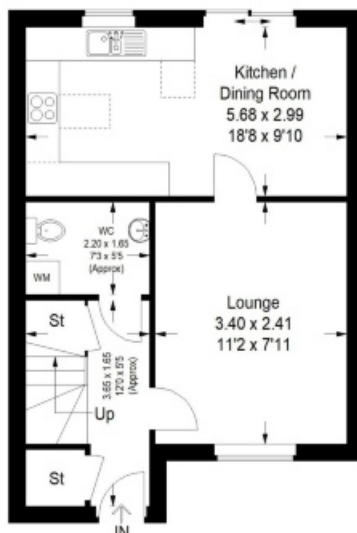
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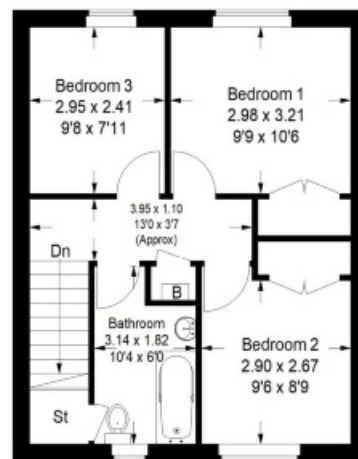


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Approximate Gross Internal Area
87.3 sq m / 940 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2023 (ID 940933)

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.