



## 11 HENDERSON'S COURT, KELSO, TD5 7BG



- HALL
- LOUNGE
- KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF-STREET PARKING

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# 11 HENDERSON'S COURT, KELSO, TD5 7BG



## DESCRIPTION

A bright two bedroom ground floor apartment close to the town centre. Presented in immaculate condition it benefits from gas central heating and double glazing throughout, a secure telephone entry system, and off street residents' parking. It is a ten minute walk to the local primary school, and twenty minute walk to Kelso High School. Kelso is a historic Borders town, popular with visitors, with an abbey and a wide variety of town centre shops and amenities.

## ACCOMMODATION

### ENTRANCE & HALL

The door to the apartment block is approached across a courtyard with residents' parking and opens into a hall shared with adjoining properties. The door to no. 11 opens into a hall off which sit the lounge, two bedrooms, shower room, and two large built in storage cupboards.

### LOUNGE

The lounge is spacious, and a double window allows in generous amounts of daylight to make it a bright and welcoming room. The room has capacity to accommodate a dining table set in addition to lounge furniture. A second door at the rear of the room leads through to the kitchen.

### KITCHEN

The kitchen is a bright functional workspace with modern fixtures and fittings. Black slate laminate worktops run on two sides of the room with an integral double stainless steel sink and gas hob. Generous storage space is provided by wall and floor mounted kitchen units with an integral electric oven, and dedicated spaces for installing white goods.

### BEDROOM 1

This double bedroom benefits from two built in double door wardrobes with additional storage. It has capacity to accommodate free standing bedroom furniture in addition to a double bed.

### BEDROOM 2

This bright single benefits from a built in double door wardrobe with additional storage. It too has the capacity to accommodate free standing bedroom furniture in addition to a double bed.

### SHOWER ROOM

The shower room is modern with a white suite of wash basin on its own vanity unit, toilet, and curved walk in shower cabinet. The shower is fed from the main water supply and the walls are fitted with attractive light marble waterproof wall boarding. A full length heated towel frame is also fitted in the room.

### OUTSIDE

A small gravel covered garden area, shared with the other properties in the complex, lies immediately outside the apartment. The courtyard in which the residents' parking is located allows direct pedestrian access to town centre shops and amenities.

## SERVICES

Mains water, drainage and sewage, electricity, gas central heating and double glazing throughout. Residents' parking spaces.

## EXTRAS

All fixtures and fittings are included in the sale. The washing machine in the kitchen is included in the sale, but without guarantee.

## ENTRY

By arrangement with sellers.

## HOME REPORT

Interested parties wishing a copy of the Home Report for this property can obtain it on-line. Please visit [www.onesurvey.org](http://www.onesurvey.org), and follow the instructions.

## CLOSING DATE

Parties who wish to submit an offer for the property should register their interest with the Selling Agents so that they may be informed of any closing date set. The sellers, however, reserve the right to sell the subjects at any time.

These particulars, including floor plans, which are for illustrative purposes only, although believed to be correct, are not guaranteed, and do not form part of any contract of sale.

