

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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7 Grovehill, Kelso, TD5 7AR

Guide Price £110,000



7 Grovehill is an attractive first floor flat which is located within a popular area of Kelso, benefiting from an extremely convenient position just a short walk from the town centre and most amenities. The property has the advantage of its own main door access at ground level with an internal stair leading to the accommodation on the first floor. Presented in good order throughout, this is an ideal starter property or investment opportunity, boasting a well planned and spacious layout with plenty of storage space and ample natural light. Outside, there is a private area of garden to the rear which is planned for ease of maintenance and includes a shed.



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Accommodation:
Internal Stair & Hallway
Lounge
Kitchen
Two Double Bedrooms
Bathroom

Private garden to the rear including shed

Gas Central Heating
Double Glazing



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 & Fittings

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas central heating.

EPC

C

Council Tax Band

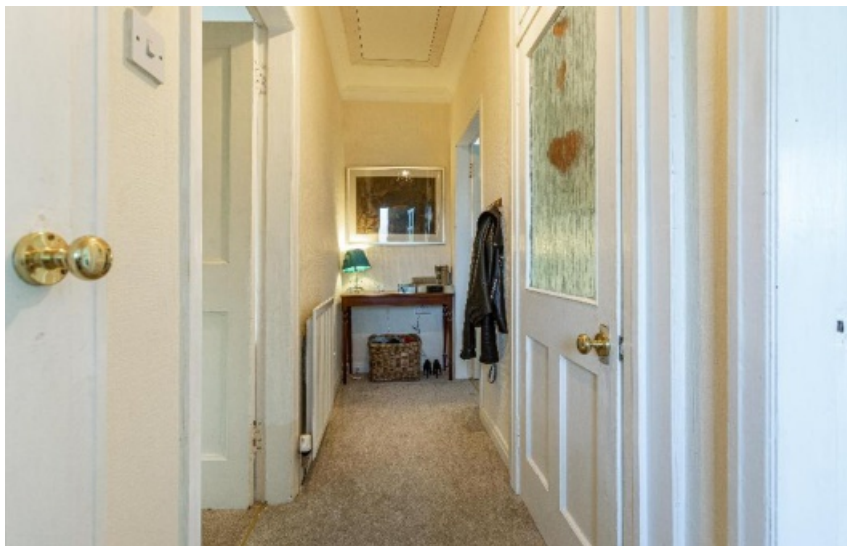
A

Viewing

By appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
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
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
Langholm,	Tel 013873 80482



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Approximate Gross Internal Area = 82.4 sq m / 887 sq ft

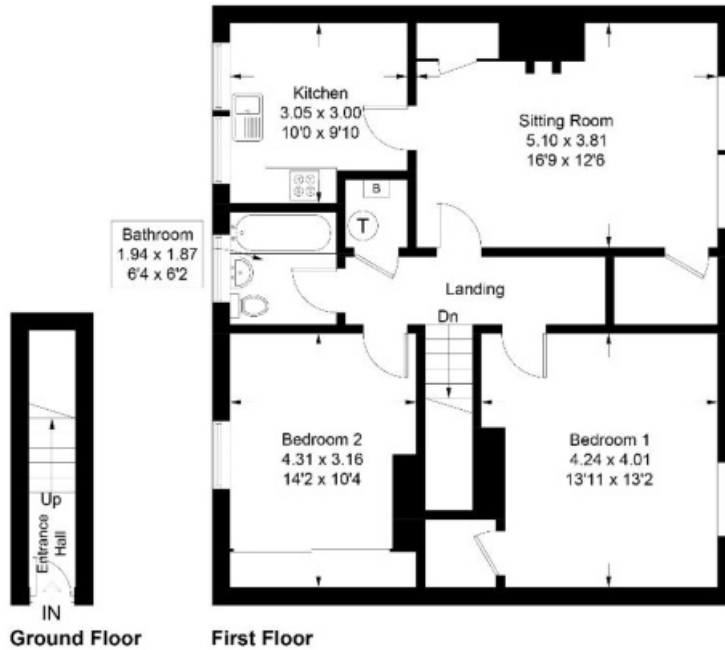


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID977040)

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.