

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



## Flat 1, 10a Roxburgh Street, Kelso, TD5 7DH

**Guide Price £60,000**



For those seeking a property with investment potential, this is the ideal opportunity as this property comes with a sitting tenant, providing a ready to go rental property in a highly convenient area of town. This easily managed first floor flat is just off the town square, ensuring most amenities and facilities are within comfortable reach, and provides comfortably proportioned accommodation. It benefits from a secure entrance at ground level, entering into a well kept communal stairway, off which is a useful utility room for the use of the subject property.





# Flat 1, 10a Roxburgh Street, Kelso, TD5 7DH

Guide Price £60,000

Accommodation:  
Shared entrance stairway  
Hall  
Lounge  
Kitchen  
Double Bedroom  
Shower Room

Electric Heating

## 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 floor coverings, light fittings, and the kitchen and bathroom fittings.

## Services

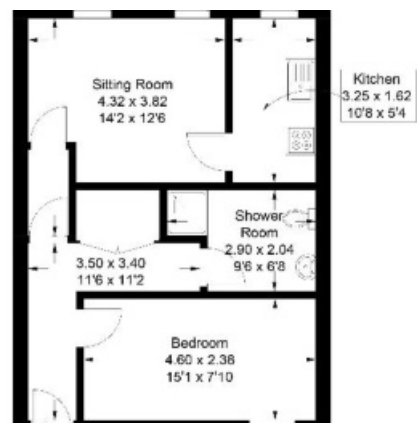
Mains drainage, water and electricity. Electric Heating.

## EPC

C

## Council Tax

A



**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

**Kelso Call 01573 400399**

Gala • Hawick • Jedburgh • Kelso • Melrose • Peebles • Selkirk

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

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.

Full members of:

