

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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5 Eden Park, Ednam

TD5 7RG

Guide Price £280,000



Enjoying a peaceful village location, 5 Eden Park is a well-proportioned detached bungalow, located on the edge of the sought after village of Ednam. Boasting a flexible layout, all on one level, the property requires to be refurbished throughout but offers excellent potential for those with a keen eye for a project. The property sits on a generous plot with areas of garden to the front and rear. There is a detached conservatory in the rear garden, detached garage and a large drive providing ample off-street parking for several cars. Early viewing is essential.



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Vestibule
Hall
Lounge
Dining Room
Dining Kitchen
Utility Room
Master Bedroom
En-Suite
Two Further Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden
Detached Conservatory
Detached Garage
Large Drive



Location

Ednam is a popular village which lies around 2 miles distant from the town of Kelso. It has a well-regarded primary school and village hall, centred around which is a good community spirit, in addition to a post office facility. Nearby 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 shopping, educational and recreational facilities, the latter including National Hunt Racing, curling, golf, swimming, rugby, tennis, cricket, bowls and fishing. Ednam also benefits from being situated on a main bus route making Kelso easily accessible.

Fixtures & 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

C

Council Tax Band

F

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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Selkirk, Tel 01750 723 868
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Annan, Tel 01461 202 866/867



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Approximate Gross Internal Area = 136.0 sq m / 1464 sq ft

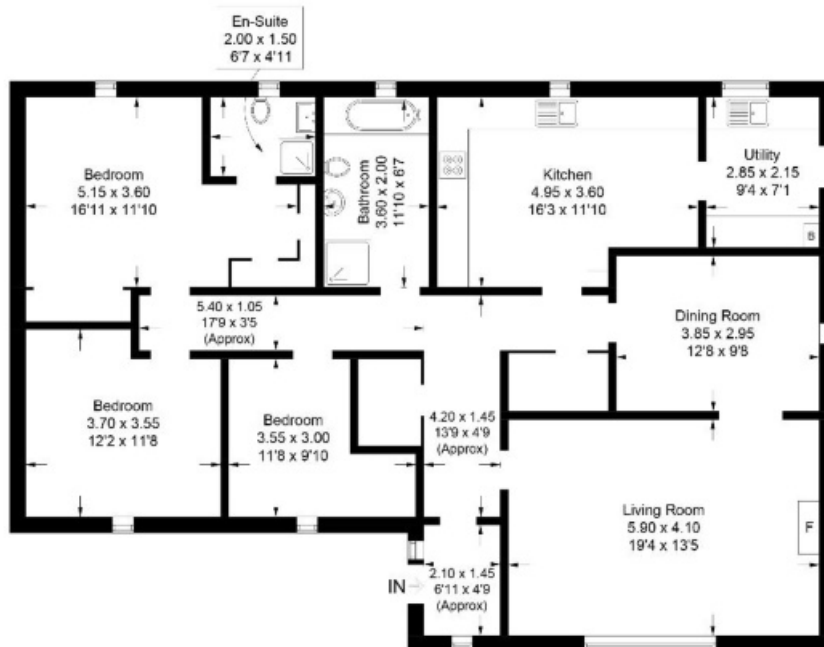


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