

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



29 Bowmont Street, Kelso

TD5 7JH

Guide Price £195,000



****£40,000 below Home Report value**.** An extremely well-presented detached bungalow, tucked away in a private spot, just a short walk from the beautiful town centre of Kelso. Perfect for downsizers or an ideal investment as the property has been successfully operated as a holiday let for a number of years. Boasting a bright and spacious layout, with two generous double bedrooms, well-proportioned lounge and dining kitchen and a well appointed bathroom in addition to the large cellar which has potential for further development. Externally there is a private and easily maintained garden. Early viewing of this lovely property is an absolute must.



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Hall
Lounge
Dining Kitchen
Two Double Bedrooms
Bathroom
Large Cellar

Gas Central Heating
Double Glazing

Garden



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 floorcoverings, light fittings, kitchen fittings and bathroom fittings.

Services

Mains drainage, gas, water and electricity. Gas central heating, double glazing.

EPC

D

Council Tax Band

TBC

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



Interested in this property?
Call 01573 400399

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Kelso, TD5 7HL
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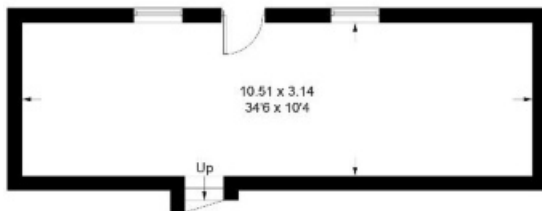
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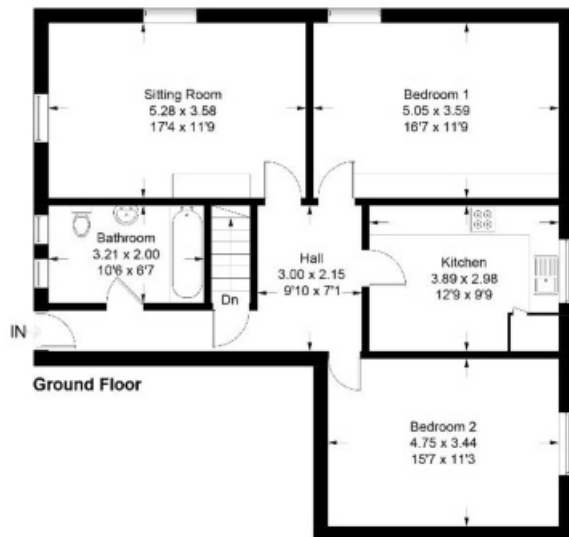


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Approximate Gross Internal Area = 91 sq m / 979 sq ft
Basement = 33 sq m / 355 sq ft
Total = 124 sq m / 1334 sq ft



Basement



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1002292)

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.