

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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31 Washington Avenue, Kelso

TD5 7FA

Offers Over £225,000



31 Washington Avenue is a well-proportioned three bedroom semi-detached family home, located within the sought after North Broomlands development, built by the highly reputable Kelso firm of M & J Ballantyne in 2021. The property is presented in immaculate order throughout with modern fixtures & fittings, décor and flooring. Externally, there is a lovely secure garden to the rear with large decking area and a drive to the front. Early viewing is essential to avoid disappointment.



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Vestibule
Hall
Lounge
Dining Kitchen
Downstairs WC
Master Bedroom with En-Suite Shower Room
Two Further Bedrooms
Family Bathroom

Gas Central Heating
Double Glazing
Solar Panels

Garden
Drive



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, solar panels.

EPC

B

Council Tax Band

E

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
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
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Kelso, Tel 01573 400 399
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Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



31 Washington Avenue, Kelso

Approximate Gross Internal Area = 97.6 sq m / 1050 sq ft

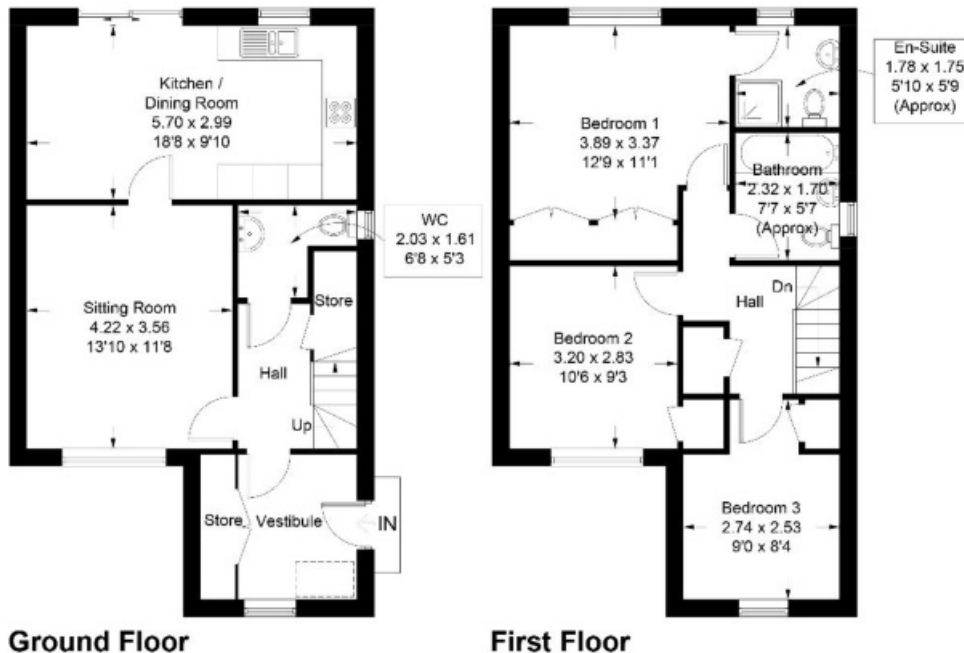


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1004846)

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.