

Kelso

Call 01573 400399

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SOLICITORS & ESTATE AGENTS

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17 Bowmont Street, Kelso

TD5 7JH

Offers Over £375,000



A substantial detached townhouse, filled with attractive features and situated in a highly convenient area, just off the town centre. The extremely well-proportioned property has been previously extended to form fantastic additional accommodation and boasts a flexible and versatile layout, to suit different needs. Planning permission has also been obtained to remodel the first floor and enlarge the en-suite bathroom. The accommodation comprises: Hall, sitting room, dining room, kitchen, two large basement rooms, four bedrooms, three bathrooms and a utility room. Externally there is a generous enclosed garden, mainly laid to lawn with a drive providing convenient private parking. Viewing recommended.



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Offers Over £375,000

Hall
Sitting Room
Kitchen
Dining Room
Utility Room
Master Bedroom with En-Suite Bathroom
Three Further Bedrooms
Two Bathrooms
Two Large Basement Rooms

Gas Central Heating
Double Glazing

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.

EPC

D

Council Tax Band

F

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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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

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17 Bowmont Street, Kelso

Approximate Gross Internal Area = 185.6 sq m / 1998 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1003641)

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.