



58 INCHMYRE

KELSO TD5 7LQ

58 Inchmyre is a bright second floor flat situated in a well maintained block of 6 in the heart of the Town and within close proximity of all amenities.



The property has a small balcony overlooking the surrounding communal grassed area and benefits from central heating throughout. This property would be well suited as a starter home and also equally attractive for someone seeking to downsize or as an investment property.

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 shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf (including the magnificent Roxburghe championship course), Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso is within easy reach of all other parts of the Borders and lies approximately 43 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed, with its main line Railway Station, and 70 miles north of Newcastle-Upon-Tyne. 16 miles to Tweedbank for the Borders Railway for an easy commute to Edinburgh.

ACCOMMODATION

ENTRANCE HALL:

Bright entrance hall. Cupboard housing electric meter and fuse box. Separate cupboard housing Vaillant Gas Boiler. Radiator. Door leads into:

LIVING ROOM: 4.38m x 4.33m (at widest)

Lovely bright room with large window to the front that leads on to the balcony which is sufficiently large enough for hanging washing and sitting out. Fitted Blinds. CH Radiator. Alcove cupboard with shelving. 3 double and one single power point, TV aerial point and BT telephone point.

KITCHEN: 3.7m x 2.7m

Range of modern wall and floor units. Stainless Steel sink with drainer. Tiled splashback. Plumbed for washing

machine. Electric Cooker. Extractor Fan. Cupboard housing gas meter. 5 dbl power points and 1 single power point.

BEDROOM 1: 3.78 mtrs x 2.96 mtrs

Electric Panel Heater. 2 double power points.

BEDROOM 2: 3.79 mtrs x 2.97 mtrs

Radiator. 2 double power points. 4 door partially mirrored wardrobe. Centre light fitting.

SHOWER ROOM: 3.2m x 1.5m

White WC and pedestal wash hand basin. Double electric shower with sliding doors. Wet wall. Partially tiled. Vinyl flooring. CH radiator. Wall mounted electric fan heater. Window with modesty glass.

OUTSIDE:

STORE CUPBOARD 1: 2.10m x 1.13m

This large walk in secure cupboard gives lots of additional storage and is conveniently situated on the first floor landing outside the flat's front door. Shelving and centre light.

ADDITIONAL GROUND FLOOR STORE CUPBOARD 2 : 1.5m x 1.3m

Situated on the ground floor providing plenty of room for additional storage.

GENERAL:

All fitted carpets and flooring, curtains, blinds, light fittings, cooker and 4 door wardrobe are included in the sale.

SERVICES:

Mains water, gas electricity and drainage.

BURDENS:

Council Tax – Band A EPC – B(82)

VIEWING:

Strictly by appointment with the Selling Agents.

ENTRY:

By negotiation



These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only. gas and electric installations and appliances in the house have not been checked by the selling agents.



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