

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 29 Inchmyre, Kelso

TD5 7LH

**Guide Price £85,000**



A deceptively spacious first floor quarter villa apartment, situated in a popular area which is just a few minutes' walk from the town centre and within close proximity to good amenities. Presented in very good order throughout, the property would be an ideal first time buy, downsizer or ready-to-go rental investment. The accommodation comprises: Well-maintained communal entrance, hall, lounge with balcony, breakfasting kitchen, two double bedrooms, shower room. Externally there are shared garden grounds and two storage cupboards. Early viewing recommended.





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Guide Price £85,000

Communal Entrance  
Hall  
Lounge with Balcony  
Breakfasting Kitchen  
Two Double Bedrooms  
Shower Room

Gas Central Heating  
Double Glazing

Communal Garden Grounds  
Two Storage Cupboards





### 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

B

### Council Tax Band

A

### Viewing

Strictly by appointment with the Selling Agent.

### Entry

By mutual agreement.



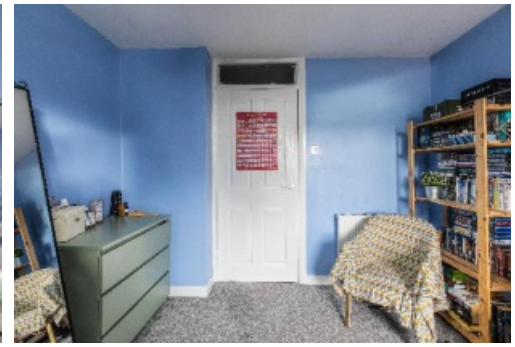
Interested in this property?  
**Call 01573 400399**

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
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



**29 Inchmyre, Kelso**

Approximate Gross Internal Area = 62.9 sq m / 677 sq ft

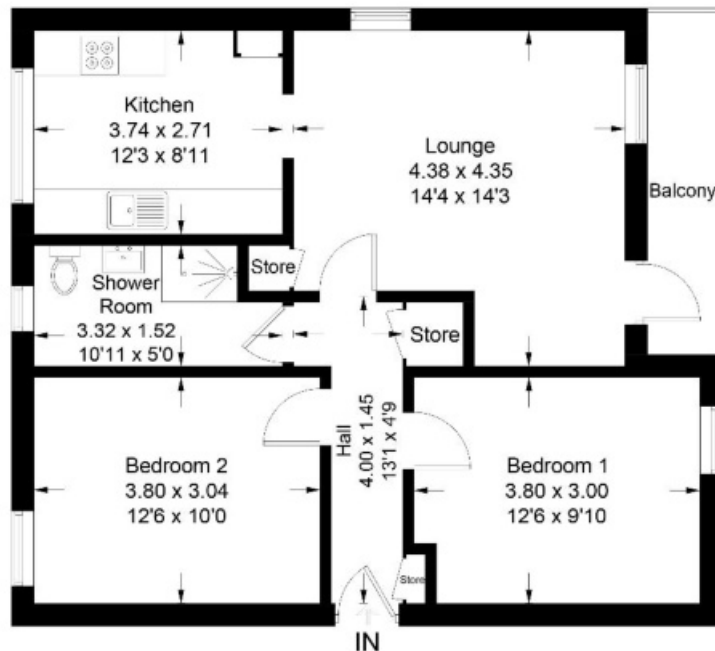


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.uketch.com © (11021202)

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.