

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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109 Inchmyre, Kelso

TD5 7LH

Guide Price £65,000



109 Inchmyre is a well-proportioned first floor flat, situated in a popular area of Kelso and just a few minutes' walk from the town centre, schools, parks, health centre and swimming pool. The property is presented in neat and tidy order throughout and would be an ideal first time buy, downsizer or potential rental investment. The accommodation comprises: Communal entrance & stairs, hall, lounge with balcony, breakfasting kitchen, two double bedrooms, bathroom. Externally there are shared garden grounds and a large storage cupboard. Viewing recommended.



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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

C

Council Tax Band

A

Viewing

Strictly by appointment with the Selling Agent.

Entry

By mutual agreement.



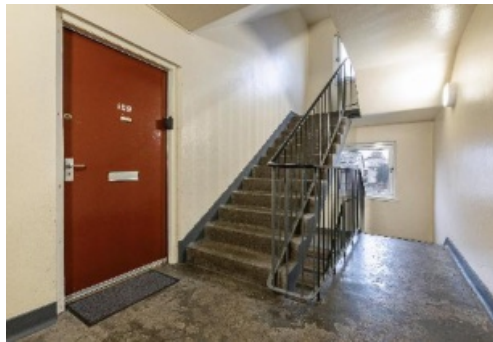
Interested in this property?
Call 01573 400399

43 The Square,
Kelso, TD5 7HL
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Fax: 01573 400388
Email: kelso@cullenkilshaw.com

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

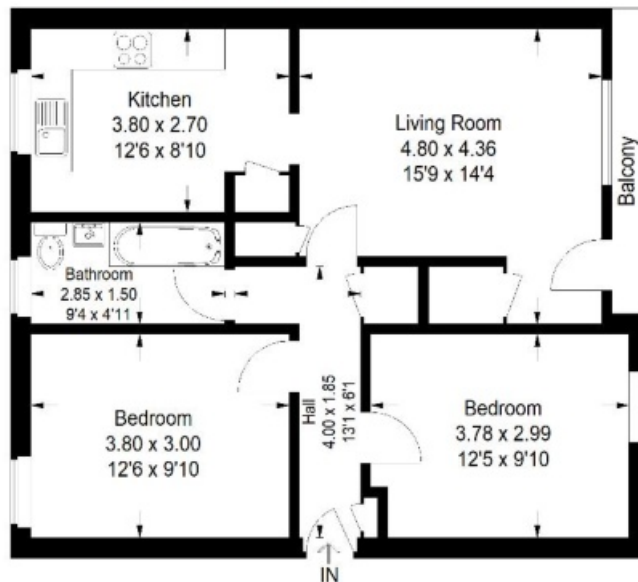
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Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
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109 Inchmyre, Kelso

Approximate Gross Internal Area = 64.4 sq m / 963 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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