

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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35 Barony Park, Kelso

TD5 8DJ

Guide Price £299,950



Surrounded by a lovely landscaped garden, 35 Barony Park is a beautifully presented three bedroom detached bungalow. Situated within an extremely sought after and peaceful area in the popular Abbey town of Kelso. The layout of the property flows nicely and boasts a large lounge, generous dining kitchen with French doors leading to the garden, utility room, three bedrooms and a modern bathroom with separate shower enclosure. Externally there is a garden to the front, side and rear, garage and drive. Early viewing of this lovely property is an absolute must.



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Vestibule
Hall
Lounge
Dining Kitchen
Utility Room
Three Bedrooms
Bathroom with Separate Shower

Gas Central Heating
Double Glazing

Garden
Garage
Drive
Shed



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

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
Melrose, Tel 01896 822 796
Peebles, Tel 01721 723 999
Selkirk, Tel 01750 723 868
Langholm, Tel 013873 80482
Annan, Tel 01461 202 866/867



35 Barony Park, Kelso

Approximate Gross Internal Area = 107.7 sq m / 1159 sq ft
Garage = 14.4 sq m / 155 sq ft
Total = 122.1 sq m / 1314 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1044176)

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.