

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



29 Farrier Court, Kelso

TD5 7UJ

Offers Over £145,000



Located within a popular area, next to Broomlands Primary School and within easy walking distance of Kelso High School, 29 Farrier Court is a bright and modern property that would be ideal as a starter family home. Presented in good order throughout with fresh décor and flooring, the downstairs accommodation is currently configured as a lounge and separate dining room but the stud wall between the two rooms could be removed, if required. The accommodation comprises: hall, lounge, dining room, kitchen, wet room, two double bedrooms, shower room. Externally there is a generous garden to the front and rear, drive and shed. Early viewing essential to avoid disappointment.



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Hall
Lounge
Dining Room
Kitchen
Wet Room
Two Double Bedrooms
Shower Room

Gas Central Heating
Solar Panels
Double Glazing

Garden Front & Rear
Shed
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. No warranties are given for the freestanding white goods in the kitchen.

Services

Mains drainage, gas, water and electricity. Gas central heating, solar panels, double glazing.

EPC

B

Council Tax Band

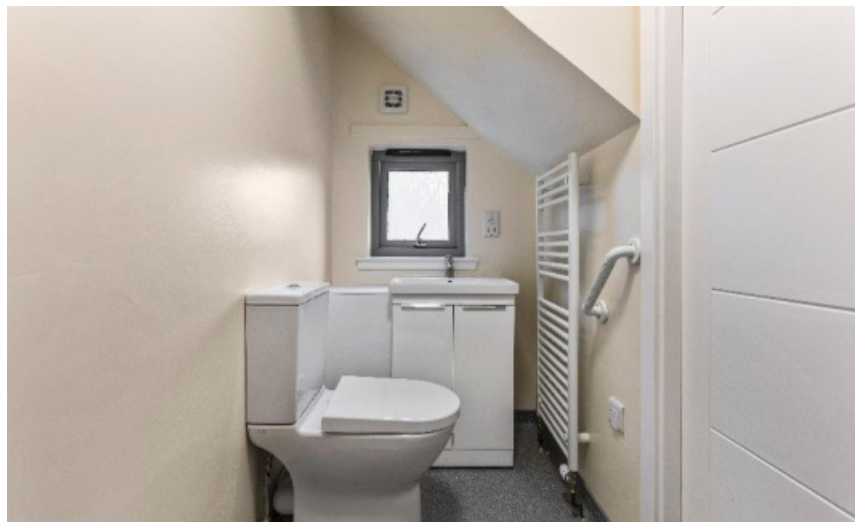
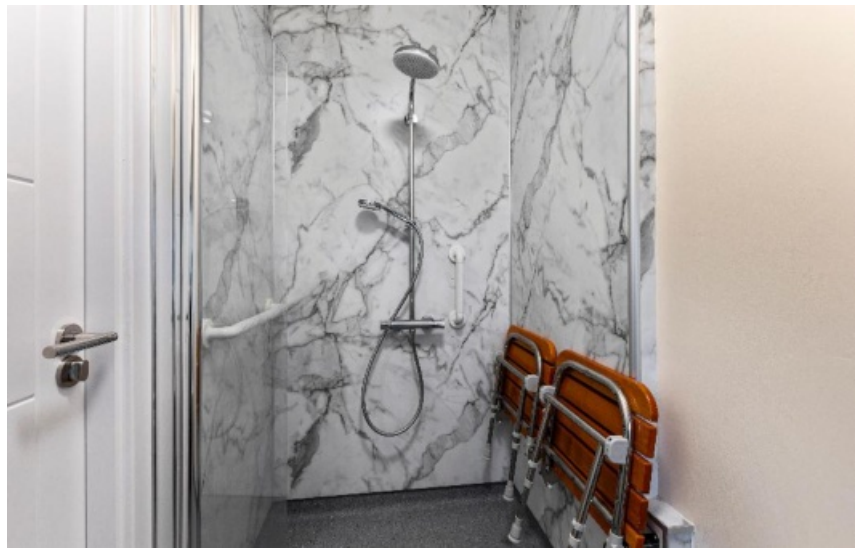
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Viewing

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
Hawick, Tel 01450 3723 36
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



29 Farrier Court, Kelso

Approximate Gross Internal Area = 82.0 sq m / 883 sq ft

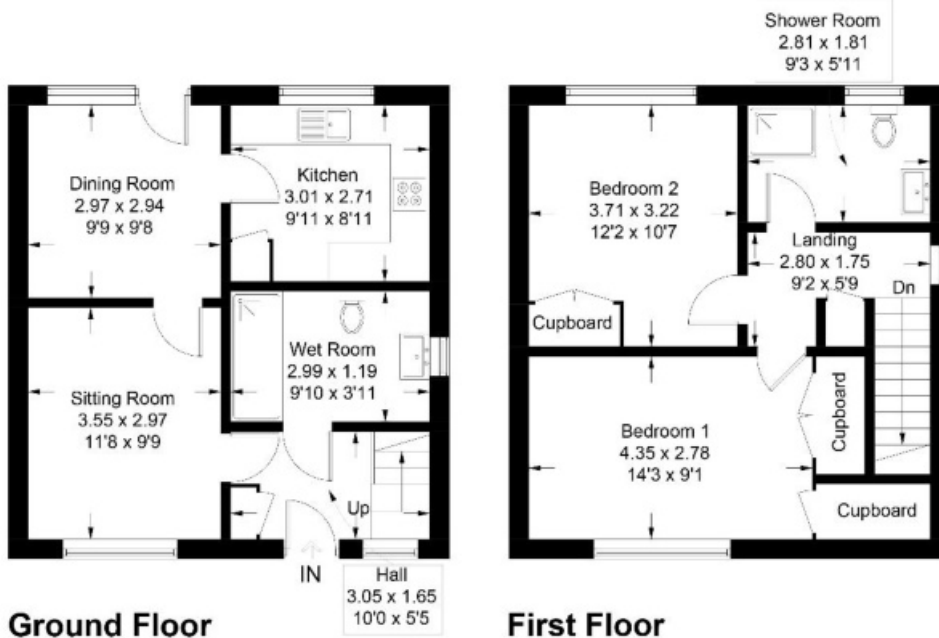


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1045074)

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.