



2 HENDERSYDE PARK

KELSO TD5 7TU

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An immaculate detached house situated at the entrance to a popular residential area on the edge of Kelso. Providing excellent family sized accommodation it is in close proximity to a local Primary and Secondary School but also within walking distance of all local amenities. Bright accommodation, in excellent order, comprises:- Entrance Hall, Living Room, Fitted Kitchen, 3 Bedrooms, Dining Room/Bedroom 4, WC, Shower Room, Conservatory and Garage. A low maintenance garden surrounds the property and there is also a paved patio area, garden shed, potting shed, greenhouse and private parking. The property benefits from gas central heating and full double glazing.

SITUATION:

Kelso is one of the most attractive towns in the Scottish Borders, and offers excellent shopping, educational and recreational facilities, the latter including National Hunt Racing, Curling, Golf, Swimming, Rugby, Tennis, Cricket, Bowls and Fishing. Kelso enjoys easy access of all other parts of the Borders and lies approx. 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. The recently reinstated Waverley Line, from Tweedbank to Edinburgh, offers another option for the commuter, with Tweedbank being under a 30 minute drive from Kelso.

ACCOMMODATION

ENTRANCE HALL:

A half glazed door with glazed side panel opens into the hall giving access to the open plan Dining Room, Kitchen and Living Room/Conservatory. Cloak cupboard under the stairs. C/h radiator. 1 single power point. Telephone point. Control panel for Burglar Alarm. Fitted carpet.

LIVING ROOM: 7.20m x 3.57m

Excellent sized room the full width of the house with window to front giving a lovely open outlook and sliding patio doors to the rear, leading to the Conservatory. Vertical blinds, curtains and pelmet on windows at either end. 2 C/h radiators. 3 double power points. TV aerial. 2 Centre ceiling light fittings. Fitted carpet.

CONSERVATORY: 4.00m x 3.85m

Patio doors opening from the lounge lead into a bright, comfortable conservatory with double glazed windows on all sides. 2 double power points. 2 wall lights and centre ceiling light/fan. C/h radiator. Fitted carpet. Glass door to rear garden.

DINING ROOM/ BEDROOM 4: 3.84m x 2.39m

Good sized dining room with ample room for table and chairs. Although currently open plan, doors could be re attached to utilise this room as a fourth bedroom if so required. Window to front with vertical blinds and curtains. Fitted carpet. 3 Double power points. C/h radiator.

KITCHEN: 4.41m x 3.28m

Bright spacious family kitchen with window to rear, curtains and vertical blinds. Ample space for a table and chairs. Excellent range of light wood fitted base and wall units with contrasting worktops and tiling between. One and a half sink unit with single drainer and mixer tap. Range of built in appliances including; Indesit dishwasher, Neff oven, refrigerator, Hotpoint gas hob and cooker hood. Plumbed for washing machine. Ample power points. TV point. C/h radiator. 2 strip lights. Fitted kitchen carpet. Door leads to:

REAR HALL:

Gives access into integral Garage, WC and partially glazed door to back garden. C/H radiator. Fitted carpet.

DOWNSTAIRS WC: 1.79m x 1.28m

Grey coloured 2 piece suite comprising wash hand basin and WC. Partially tiled. C/h radiator. Shaver Socket. Window with modesty glass and blinds. Centre light. Fitted carpet.

Stairs with wooden bannister and fitted carpet lead to:

FIRST FLOOR LANDING:

Hatch to partially floored Attic. C/H radiator. Single Power point. Fitted carpet.

MASTER BEDROOM: 3.85m x 3.61m

Bright and spacious bedroom with separate double fitted mirror door wardrobes and triple fitted mirror door wardrobes giving ample hanging and shelving storage space. Window to front with venetian blinds and curtains. C/h radiator. 3 double power points. Telephone point. Fitted carpet.

BEDROOM 2: 3.85m x 3.20m

Also a bright front facing room with vertical blinds and curtains. 2 double built in wardrobes with hanging and shelving. C/h radiator. 3 double power points. Fitted carpet.

BEDROOM 3: 4.20m x 2.67m

Rear facing bedroom overlooking the garden with vertical blinds, curtains and curtain rod. Double mirrored wardrobe with hanging and shelving storage. C/h radiator. 3 double power points. Fitted carpet.

FAMILY SHOWER ROOM: 3.20m x 2.49m

Bright and spacious shower room with frosted glass window to rear and curtains. White WC and pedestal wash hand basin with mixer tap and splashback. Walk in double shower with half height enclosure, "Mira" electric shower with wet wall behind and shower curtain on rail. Separate shower enclosure no longer in use. Double door airing cupboard with Hot water tank and shelving. C/h radiator. Non slip vinyl flooring.

GARAGE: 6.3m x 2.90m

At the side of the property sits an integral garage with metal up and over door. Access can be obtained by way of a door from the rear hallway and going down 2 steps. Window. Houses the C/h boiler and electric trip switches. Power and light. Built in Shelving.

GARDENS:

There is a neatly tended open plan garden to front laid to lawn with shrub border. Monoblock driveway leads to the garage and providing off street parking. A gate at the side leads to a fully enclosed and easily maintained rear garden, with a paved patio area, lawn with well-established plants and shrubs and an outside tap. Garden shed with smaller Potting Shed. Greenhouse. Rotary Clothes Drier. Gas and electric meters.

GENERAL:

All fitted carpets and flooring are included in the sale along with the curtains, blinds, light fittings, the washing machine in the kitchen and the garden shed, potting shed and greenhouse.

SERVICES:

Mains water, drainage, gas and electricity are connected.

BURDENS:

Council Tax - Band E EPC Rating - D63

VIEWING:

Strictly by appointment through 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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