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# 2 Mansefield Court, Kelso TD5 7BE

Offers In The Region Of £170,000



2 Mansefield Court is a very well-presented and spacious mid-terraced property, situated within a popular and highly convenient area, just a short walk from the town centre, schools and swimming pool. The modern property was built by highly regarded local builder M&J Ballantyne in 2006. The accommodation comprises: Vestibule, Lounge, Hall, Dining Kitchen, Downstairs WC, Two Bedrooms and Bathroom. Externally there is an easily maintained enclosed garden to the rear and residents parking behind the property. Early viewing essential.



# 2 Mansefield Court, Kelso

TD5 7BE

Offers In The Region Of £170,000

Vestibule Lounge Hall Dining Kitchen Downstairs WC Two Bedrooms Bathroom

Gas Central Heating Double Glazing

Easily Maintained Garden to Front & Rear Residents Parking to Rear





#### 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 light fittings, kitchen fittings and bathroom fittings. Please note: The carpets are not included but there are solid wood floors underneath the carpets. Curtains and blinds are not included.

#### **Services**

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

### **EPC**

С

## **Council Tax Band**

C

#### **Viewina**

Strictly by appointment with the Selling Agent.

#### Entry

By mutual agreement.













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# Interested in this property? Call 01573 400399

43 The Square, Kelso, TD5 7HL Phone: 01573 400399

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

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### 2 Mansefield Court, Kelso

Approximate Gross Internal Area = 84.2 sq m / 906 sq ft



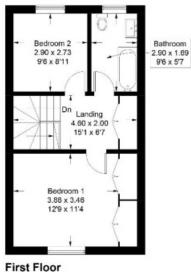


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com @ (ID1054817)

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