

Kelso

Call 01573 400399

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

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26 Washington Avenue, Kelso, TD5 7FA

Offers Over £230,000



26 Washington Avenue is a well-proportioned three bedroom semi-detached family home, located within the sought after North Broomlands development, built by the highly repeatable Kelso firm of M & J Ballantyne, with primary and secondary schools within walking distance. The property is presented in immaculate order throughout with modern fixtures and fittings, décor and flooring. Externally, there is a lovely secure garden to the rear with a large storage shed and a drive to the front. Early viewing is essential to avoid disappointment.



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Ground Floor:
Hallway
Lounge
Dining Kitchen
Shower Room

First Floor:
Landing
Three Bedrooms
Bathroom

Gas Central Heating
Double Glazing

Garden to Front & Rear
Driveway



Location

Kelso is one of the most attractive towns in the Scottish Borders, suited 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 42 miles south of Edinburgh, 25 miles west of Berwick-Upon-Tweed and 70 miles north of Newcastle Upon Tyne. The new Waverly rail link from Edinburgh to Tweedbank can be reached in around 30 minutes in Kelso.

Fixtures & Fittings

The sale shall include all blinds, carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

Services

Mains drainage, water, electricity and gas. Double Glazing. Gas Central heating

EPC

B

Council Tax Band

D

Viewing

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

Also At:
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Selkirk, Tel 01750 723 868
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Annan, Tel 01461 202 866/867



26 Washington Avenue, Kelso

Approximate Gross Internal Area = 88.6 sq m / 954 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1D1116507)

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.