

**Kelso**

Call 01573 400399

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 24 Wallaceneuk, Kelso, TD5 8BR

**Guide Price £200,000**



24 Wallaceneuk is an attractive three bedroom semi-detached family home, located within a well-established residential area on the edge of the town. The well-proportioned property boasts a spacious lounge with patio doors and wood burning stove, dining kitchen, WC, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally the garden extends to the front, side and rear of the property with a large storage shed and driveway to the front. Early viewing essential to avoid disappointment.



# 24 Wallaceneuk, Kelso, TD5 8BR

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Ground Floor:  
Hall  
Lounge  
Dining Kitchen  
WC

First Floor:  
Master Bedroom with En-Suite Shower Room  
Two Further Bedrooms  
Bathroom

Gas Central Heating  
Double Glazing

Garden  
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 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

C

### 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:  
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



**24 Wallaceneuk, Kelso, TD5 8BR**

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft

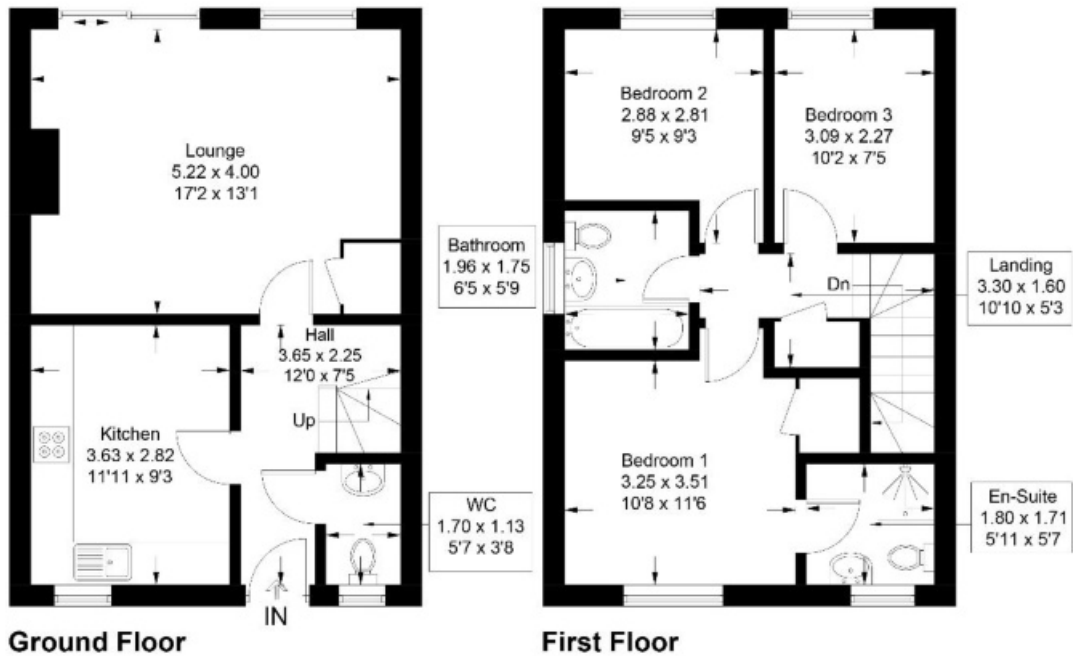


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1142651)

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.