



42 Croft Road  
Kelso, TD5 7EP



3 bed



1 public



1 bath



Well-presented three-bedroom semi-detached home in a well-known Kelso residential area, close to schools and local amenities. Offering a modern kitchen, spacious living room, private driveway, and a low-maintenance garden with patio area.



## 42 CROFT ROAD

42 Croft Road is a well-presented semi-detached home, ideally positioned within a popular and well-established residential area of Kelso. The property enjoys a convenient location close to both primary and secondary schools, as well as a range of local amenities.

Externally, the home benefits from a neatly maintained front garden and a private driveway providing off-street parking. Internally, the property is in good condition throughout and offers comfortable, well-proportioned accommodation. The ground floor features a modern fitted kitchen and a spacious, bright living room, ideal for everyday family living.

Upstairs, there are three well-sized bedrooms along with a family bathroom fitted with a shower.

To the rear, the property boasts a low-maintenance private garden, complete with a patio area that is perfect for evening relaxation or outdoor dining. Two useful sheds provide excellent additional storage.

Overall, this attractive home would suit a range of buyers, including families and first-time purchasers, looking for a move-in-ready property in a sought-after Kelso location.

## LOCATION

Kelso, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town has good educational and sporting facilities and many quality shops. The area has much to offer those interested in country pursuits with fishing on the Tweed and is an increasingly sought after location within the Borders.

## HIGHLIGHTS

- Well-presented three-bedroom semi-detached home
- Located in a well-known residential area of Kelso
- Low-maintenance rear garden with patio area
- Modern fitted kitchen
- Close to primary and secondary schools convenient access to local amenities

## ACCOMODATION SUMMARY

GROUND FLOOR: Hall, Sitting Room, Kitchen.

FIRST FLOOR: Three Bedrooms and family bathroom.

## SERVICES

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

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY

Rating D.

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk)

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £180,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.