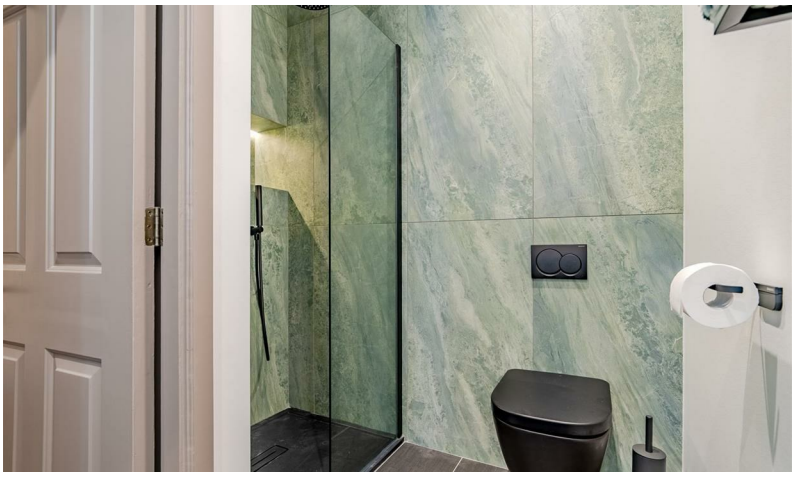

Spread Eagle House Bridge Street
Kelso, TD5 7JD

1 bed

1 public

1 bath

Beautifully renovated and finished to an exceptional standard, this stylish one-bedroom flat has been transformed throughout to create a bright, modern home. With a stunning new kitchen and bathroom, new heating system and complete rewiring, it is presented in immaculate, move-in-ready condition.

SUMMARY

Completely renovated and finished to an exceptionally high standard, 9 Spread Eagle offers a superb opportunity to acquire a beautifully presented one-bedroom flat in immaculate, walk-in condition. Having undergone an extensive programme of renovation and improvement throughout, the property has been thoughtfully transformed to create a stylish, comfortable and contemporary home which is ready to enjoy from day one.

The works have been comprehensive, with attention given to both the essential elements and the finer finishing touches. The electrics have been completely rewired and a new heating system installed, while the property also benefits from a stunning new kitchen and a beautifully appointed new bathroom. Replacement ironmongery to the windows, alongside new fixtures, fittings and finishes throughout, further enhances the overall presentation.

Every aspect of the renovation has been carefully considered, resulting in a home which combines modern convenience with a warm and welcoming feel. Tastefully decorated throughout and finished to an exceptional specification, this impressive flat would make an ideal first home, pied-à-terre or investment purchase, with little left for the new owner to do other than move in and enjoy.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

• Amenities: The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

• Schooling: Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

• Population: As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

• Transport Connections: The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Completely Renovated Throughout
- Immaculately Presented
- Ideal First-Time Purchase
- Excellent Investment Opportunity
- New Heating System

ACCOMMODATION SUMMARY

Entrance hallway, lounge, kitchen, bathroom, bedroom.

SERVICES

Electric heating. Mains electricity, water & drainage.

COUNCIL TAX

Band A

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 or requested by email 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 £130,000 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. 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.