1 Eden Road
Kelso, TD5 7QG

PROPERTY & LEGAL

2 bed

1 public

2 bath

A charming and well-presented two-bedroom cottage, ideally positioned within a popular village setting. Offering comfortable accommodation, a downstairs bathroom, excellent storage, generous front and rear gardens and a garage, all within walking distance of the highly regarded primary school.

SUMMARY

1 Eden Road is a charming and well-presented cottage, ideally positioned within a popular village setting. Offering comfortable and welcoming accommodation, the property would make an excellent home for a range of buyers.

The accommodation is arranged over two levels, with the ground floor comprising a welcoming entrance, comfortable living room, well-appointed kitchen and the added convenience of a downstairs bathroom. Upstairs, there are two well-proportioned bedrooms, together with a family bathroom, offering comfortable and flexible living space.

Externally, the property benefits from both front and generous rear gardens, providing excellent outdoor space for relaxing, entertaining or enjoying the warmer months. A garage also provides valuable additional storage and parking.

Situated within walking distance of the highly regarded primary school, 1 Eden Road offers charming village living, practical accommodation and excellent outdoor space, making this a lovely home in which to settle.

LOCATION

Ednam is a peaceful village located just two miles from Kelso, benefitting from excellent local facilities including a village primary school with nursery provision, a well-used village hall supporting an active community, and generous playing fields. The surrounding countryside provides an attractive rural backdrop.

• Amenities: Ednam offers key local amenities suited to family and community life, while a comprehensive range of shops, services, cafés, and leisure facilities can be found in nearby Kelso. This close proximity allows residents to enjoy both village tranquillity and convenient access to larger-town amenities.

HIGHLIGHTS

• Charming two-bedroom cottage
• Popular village location
• Downstairs bathroom
• Generous rear garden
• Garage & ample storage

ACCOMMODATION SUMMARY

Entrance hallway, open plan living/kitchen/dining room, WC, two bedrooms and family bathroom. Garage

SERVICES

Mains gas, electricity, water & drainage.

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 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 £170,000 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.