

HASTIN^{LEGAL}&S



9 Berrymoss Court Offers Over £160,000

Kelso, TD5 7NP



3 bed



1 public



1 bath



Ideal Starter Home Set In A Popular Residential Area, Close To Both Primary And Secondary Schools, With A Driveway, Three Bedrooms And Ready For Buyers To Put Their Own Stamp On - 9 Berrymoss Court Is A Fantastic Family Home.



Positioned on a popular residential area close to both primary and secondary schools as well as a range of amenities and facilities, 9 Berrymoss Court is an excellent starter or family home – a well-proportioned end terrace property hosting comfortable living space, three bedrooms complete with front and rear garden. The property requires some modernisation, providing scope for upgrading but allowing a purchaser to put their own stamp on the property.

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

- Close to Schools and Amenities
- Three Bedrooms
- Excellent Built-in Storage Throughout
- Fully Enclosed Garden
- Ideal Family Home or First Time Purchase

ACCOMMODATION SUMMARY

Entrance Hall, Large Lounge, Dining Kitchen, Three Bedrooms and Shower-room. Excellent Storage. Enclosed Front and Rear Garden. Off Road Parking And Timber Shed.

ACCOMMODATION

The ground floor offers a well-proportioned accommodation with welcoming entrance hallway, The lounge is naturally light and airy, A glazed patio door enjoys views and access to the colourful rear garden. The dining kitchen features a range of storage and worktop space, also including the free standing appliances such as a washing machine, Fridge and Freezer. The kitchen provides ample space for a family dining table and chairs if desired and features a rear facing window overlooking the garden with a glazed door allowing direct access. The property benefits from excellent storage options throughout with a large walk-in cupboard located on the ground floor. The upstairs accommodation boasts three bedrooms, situated to the rear of the property overlooking the garden. The bedrooms are serviced by the family shower room which benefits from a three piece suite.



EXTERNAL

To the rear of the property is a nicely proportioned, fully enclosed garden enjoying good privacy and having been landscaped to incorporate a paved patio with gravel area and an array of planters adding a touch of colour. The garden provides a safe haven for both children and pets with courtesy gate giving access to the side of the property. A low maintenance driveway lies to the front providing off road parking.

SERVICES

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band C.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £160,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.