



## 55 Berrymoss Court

Kelso, TD5 7NP

2 bed  


2 public  


1 bath  


End Terraced Family Home With Enclosed Private Garden. Close To Both Primary And Secondary Schools.





Positioned on a popular residential area close to a primary and secondary schools as well as a range of amenities and facilities, 55 Berrymoss is an excellent starter or family home - a well proportioned end terrace property hosting comfortable living space, two 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

- Located in a Well Established Residential Area
- Close to Schools and Amenities
- Two Spacious Double Bedrooms
- Excellent Built-in Storage Throughout
- Fully Enclosed Garden
- Affordable Family Home

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Two Double Bedroom and Bathroom. Excellent Storage. Enclosed Front and Rear Garden.

## ACCOMMODATION

The ground floor accommodation is well proportioned with welcoming entrance hallway extending to the upper floor. With two floor to ceiling windows, the lounge is naturally light and airy enjoying a private garden aspect to the rear. This room is well proportioned, finished in neutral tones with plenty of space for lounge furnishings. Enjoying a similar outlook, the kitchen is fitted with an excellent range of wall and base units with ample worktop space and tiled splashbacks. The kitchen provides ample space for 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 through with a large walk-in cupboard located on the ground floor.



The upstairs accommodation boasts two spacious double bedrooms, both situated to the rear of the property overlooking the garden. Both bedrooms benefit from fitted storage cupboards with plenty of space for free standing furniture. Both bedrooms are serviced by the family bathroom which benefits from a four piece suite incorporating a bath and shower.

## 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 lawned area of garden beyond. 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 garden lies to the front.

## SERVICES

Mains gas, water, electricity and drainage. Double glazing. Gas central heating. New boiler installed in 2022.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Band C

## 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 AND MARKETING POLICY

Offers Over £150,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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. 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.