



61 Croft Road
Kelso, TD5 7EP



61 Croft Road is a spacious three-bedroom semi-detached home situated in a popular residential area of Kelso. Offering flexible accommodation over two floors, generous front and rear gardens, and features including solar panels and a powered garden shed, the property is well suited to first-time buyers, families, or downsizers alike.



61, CROFT ROAD, KELSO

61 Croft Road is a well-presented semi-detached property located within a popular residential area of Kelso. Offering flexible accommodation over two floors, the property is well suited to a range of buyers including first-time purchasers, small families, or those looking to downsize.

While the property has been well maintained, it may now benefit from a degree of modernisation, providing an excellent opportunity for purchasers to update and personalise the accommodation to their own taste and requirements.

The ground floor comprises a spacious lounge together with a second reception room currently used as a dining room, which could also be utilised as a third bedroom if required.

Upstairs, there are two double bedrooms and a family bathroom.

Outside, the property benefits from generous garden grounds to both the front and rear. The rear garden includes a garden shed with electricity supply and provides a good outdoor space for general use.

The property further benefits from double glazing, solar panels, electric heating, and mains electricity, water, and drainage.

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

- Three-bedroom semi-detached home
- Well established residential area of Kelso
- Flexible accommodation over two floors
- Spacious lounge and separate dining room / third bedroom
- Two double bedrooms
- Generous front and rear gardens
- Garden shed with electricity supply
- Solar panels installed
- Double glazing throughout

ACCOMMODATION SUMMARY

Entrance hall, dining room/bedroom 3, sitting room, kitchen, two bedrooms, bathroom.

SERVICES

Mains electric, water & drainage. Electric storage heaters. Solar panels.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating F.

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 5 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £165,000 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.