



## 11 Wooden Linn

Kelso, TD5 8HY



Extended Family Home in Peaceful Cul De Sac  
on Edge Of Town

Lounge, Dining Room, Kitchen, Utility Room,  
Family Room, Four Bedrooms, Shower Room  
and Bathroom. Private Drive. Enclosed  
Gardens. Double Glazing. Gas Central Heating.



Quietly positioned within a small established cul-de-sac towards the edge of town; this extended detached property presents the ideal opportunity for those seeking a well-proportioned and well-appointed family home in the town. The accommodation throughout is of good proportions and enjoys good sun throughout the day with the benefit of an enclosed private garden and off-street parking.

## 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.

## GROUND FLOOR ACCOMMODATION

With two large front facing windows, the lounge is a well-proportioned room enjoying good natural light with an open archway to the rear which extends into the adjoining dining area. This area provides ample space for family dining with an outlook over the garden, large understair cupboard and serving hatch through into the adjoining kitchen. The kitchen also enjoys a similar aspect over the garden to the rear and is fitted with a good range of wall and base units with ample worktops and space for slot in appliances. An archway opens into a useful utility room which houses the central heating boiler and provides additional space for kitchen appliances. A door from the utility room allows access to the garden and also has a connecting door into the family room; this room has been created from the former garage and provides a very useful, multi-purpose space with large front facing windows.

## UPPER ACCOMMODATION

A carpeted staircase leads to the first floor landing with a hatch to the attic and good built-in storage. There are four bedrooms in total; the master bedroom enjoys an aspect to the front of the property and benefits from built-in wardrobes with sliding mirrored doors. Bedrooms two and three are both pleasantly proportioned double rooms with aspects over the garden to the rear, whilst the fourth bedroom is a pleasant single room or, if preferred, would make for an ideal home office with built-in over-stair storage. There is both a bathroom and a shower room which works well for family living with the bathroom fitted with a three piece suite with a shower over the bath, whilst the shower room is fitted with a modern white suite incorporating a large corner shower cubicle with wet wall panelling.

## MEASUREMENTS

Living Room:	3.95m x 4.07m (12'9" x 13'3")
Dining Room:	2.27m x 2.88m (7'4" x 9'4")
Kitchen:	2.57m x 3.47m (8'4" x 11'3")
Utility Room:	2.50m x 2.04m (8'2" x 6'6")
Family Room:	5.42m x 2.30m (17'7" x 7'5")
Bedroom One:	3.48m x 4.09m (11'4" x 13'4")
Bedroom Two:	3.13m x 2.73m (10'2" x 8'9")
Bedroom Three:	2.86m x 3.13m (9'3" x 10'2")
Bedroom Four:	2.59m x 2.88m (8'4" x 9'4")
Shower Room:	1.90m x 2.36m (6'2" x 7'7")
Bathroom:	1.98m x 2.01m (6'4" x 6'5")

## EXTERNAL

A fully enclosed garden lies to the rear; enjoying good sun throughout the day with a paved patio ideal for summer dining. A lawned area extends beyond with timber garden store/work area to one side. A private drive lies to the front with space for two vehicles.

## SERVICES

Mains services. Double glazing. Gas central heating.

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Rating C

## VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

## MARKETING POLICY

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