



9 The Tofts

Kelso, TD5 7BT



Ideal Family or Starter Home In Quiet
Cul De Sac Close to The Town Centre

Lounge, Dining Kitchen, Rear Hall with Pantry,
Two Double Bedrooms and Bathroom.
Private Drive. Low Maintenance Gardens,
Double Glazing. Gas central Heating



'The Tofts' is a very desirable part of Kelso, a quiet and established cul de sac which is within easy walking distance of the town centre. This property makes for an ideal starter property or equally well suited as a family home; the accommodation throughout is of good proportions and is well appointed with neat décor and a recently fitted modern kitchen. The gardens to the front and rear are of a good size and designed for ease of maintenance. The private drive to the side provides space for several vehicles and could also provide space for further extension if desired (subject to permissions)

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.

ENTRANCE

A neat gravelled garden designed for ease of maintenance lies to the front of the property with double wrought iron gates to the side which open onto a monoblocked driveway providing useful off-street parking.

GROUND FLOOR ACCOMMODATION

A part glazed entrance door opens into a small entrance hallway with recess ideal for coat hanging etc with built-in cupboard above housing the utility meters. The lounge to the front is a freshly presented room of good proportions with a large front facing window ensuring good natural light. A lovely focal point is provided by the contemporary gas fire to one wall with marble effect hearth and matching surround. A shelved recess to the side provides a useful display area. The modern dining kitchen enjoys an aspect over the garden to the rear and is fitted with an excellent range of wooden fronted wall and base units with ample wood effect worktops and tiled splashback. Appliances include a double stainless steel sink with drainer to the side which sits below the rear facing window, integral electric hob with gas oven and chimney style extractor hood above with space for slot-in fridge freezer. A built-in larder style cupboard provides good additional storage with space and plumbing for a washing machine and housing the central heating boiler. The rear hall which extends off the kitchen has an external door with access from the drive and a further walk-in larder style cupboard with excellent shelved storage.

UPPER ACCOMMODATION

A carpeted staircase with a window to the side leads to the first floor landing with hatch to the attic. Both bedrooms are well proportioned double rooms; the main room being situated to the front with two large windows and excellent storage provided by a large over stair cupboard. The second bedroom enjoys an aspect to

the rear of the garden and provides ample space for a range of free standing furniture whilst the bathroom is fitted with a three piece suite comprising WC, pedestal sink and timber panelled bath with tiled surround and electric shower over.

EXTERNAL

There is a good sized fully enclosed garden to the rear which again has been designed for ease of maintenance with a sunny paved patio and decorative chipped beds extending beyond. Space to the rear of the garden for vegetable plots if desired with timber shed and green house. There is space both to the rear and side of the property which may provide scope for extension if desired (subject to permissions)

MEASUREMENTS

LOUNGE	4.52m x 4.39m (14'10" x 14'5")
DINING KITCHEN	3.92m x 2.91m (12'10" x 9'7")
BEDROOM ONE	4.22m x 3.69m (13'10" x 12'1")
BEDROOM TWO	2.67m x 2.98m (8'9" x 9'9")

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

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.