

HASTIN^{LEGAL}&S

1 Queens Acre



1 Queens Acre
Kelso, TD5 7UN



4 bed



1 public



3 bath



Set on the outskirts of a modern cul de sac, close to both primary and secondary schools and within walking distance to local amenities, 1 Queens Acre is a beautiful, detached family home, presented in excellent condition boasting four bedrooms an enclosed garden and garage.



1 QUEENS ACRE, KELSO

1 Queens Acre is a beautifully presented detached family home at the entrance to this popular cul de sac. A bright hallway opens to the ground floor; with a comfortable family lounge enjoying excellent proportions and a dual aspect, the patio doors in the lounge open up to the easily maintained garden. The modern dining kitchen positioned across the hall is a fantastic entertaining space and is finished in contemporary tones, allowing plenty of space for dining furnishings and space for entertaining. and access to a bright and airy utility room which has access to outside. A cloakroom w/c and under stair storage cupboard also opens from the hall. Upstairs, there are four generously sized bedrooms, the master hosts built in wardrobes and an en suite with shower. There is also a good sized family bathroom with a bath. Externally there is a secure, well-kept garden. The property also benefits from off street parking and a good sized garage which is accessed from the side of 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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///amps.conveying.canyons](https://www.what3words.com/amps.conveying.canyons)

HIGHLIGHTS

- Fantastic Detached Family Home
- Close to local amenities and both primary and secondary schools
- Garage and Off street Parking

- Four bedrooms, master with ensuite
- Living room with dual aspect

ACCOMMODATION SUMMARY

Accommodation Comprises, entrance hallway, cloakroom, lounge room, kitchen dining room, utility, storage cupboard, four bedrooms master with ensuite, family bathroom, garage.

SERVICES

Gas central heating, Mains services. Double glazing.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY

Rating 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 or requested by email 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.

VIEWING & HOME REPORT

Offers over £310,000 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. 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.