



45 Washington Avenue
Kelso, TD5 7FA



Immaculately presented three-bedroom semi-detached family home offering spacious modern accommodation, including an open-plan kitchen/dining area, principal bedroom with en-suite, private driveway parking, and energy-efficient solar panels.



45 Washington Avenue is an beautifully presented semi-detached family home, constructed by the highly regarded local builders M & J Ballantyne. Beautifully maintained by the current owners, the property offers contemporary accommodation finished in a tasteful neutral colour palette throughout, creating a bright and welcoming living environment.

The ground floor accommodation begins with a welcoming vestibule leading into a spacious entrance hallway. To the front of the property, the generous lounge provides an inviting space for relaxation, while the heart of the home is the open-plan kitchen and dining area. Designed with modern family living in mind, this versatile space is ideal for both everyday life and entertaining, with French doors opening directly onto the rear garden and allowing natural light to flood the room.

The original downstairs bathroom has been thoughtfully reconfigured to maximise functionality, now providing a convenient WC and separate laundry area.

On the first floor, the property offers a spacious principal bedroom complete with double fitted wardrobes and a stylish en-suite shower room. Two further well-proportioned bedrooms and a contemporary family bathroom complete the accommodation.

Externally, the property enjoys a driveway providing off-street parking for two vehicles. The enclosed rear garden offers an excellent outdoor space for families and entertaining. In addition, the installation of solar panels enhances the home's energy efficiency, helping to reduce running costs and environmental impact.

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

- Beautifully presented 3 bedroom semi detached home
- Master bedroom with ensuite
- Quiet cul de sac location
- Private rear garden

ACCOMMODATION SUMMARY

Ground Floor: Entrance vestibule, cloakroom, lounge, kitchen/dining room. First Floor: Master bedroom with ensuite, two further double bedrooms and family bathroom.

SERVICES

Mains electricity, gas, water and drainage. Solar panels.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Rating B.

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.

PRICE & MARKETING POLICY

Offers over £260,000 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.