

55 Queen's Croft



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Kelso, TD5 7NL



3 bed



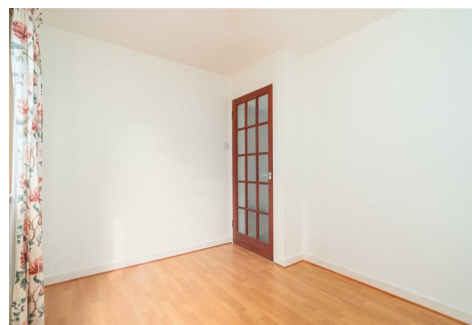
2 public



2 bath



An excellent opportunity to acquire a spacious home in a highly regarded residential area of Kelso. While the property is dated and now requires significant modernisation, it offers outstanding potential for buyers seeking a fantastic home they can improve, personalise and put their own stamp on. Set within a generous plot and benefitting from its own garage, this is a property with real scope in a great location.



55 Queens Croft presents a fantastic opportunity for those looking to create a home tailored to their own taste and requirements. Situated within a desirable residential area of Kelso, the property offers well-proportioned accommodation and excellent scope for improvement throughout. Although dated and in need of modernisation, it provides the ideal blank canvas for a purchaser ready to invest in a home with genuine long-term potential.

The accommodation is complemented by a generous plot, offering good outside space to the front and rear, together with the added benefit of a private garage. This combination of space, setting and potential makes the property particularly appealing to buyers seeking a project in a well-established location.

With its sought-after Kelso address, large plot and scope to modernise, 55 Queens Croft is an ideal choice for someone looking for a fantastic home they can put their own stamp on and transform into something special.

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.

HIGHLIGHTS

- Fantastic opportunity to modernise and create a home to personal taste
- Generous plot with excellent outside space
- Private garage and sought-after Kelso location

ACCOMMODATION SUMMARY

Accommodation comprises; Ground Floor: entrance hallway, living room, kitchen with pantry cupboard, WC, single bedroom/dining room. First Floor: Three double bedrooms with storage.

SERVICES

Mains electricity and water. Double glazing.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating E

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 £175,000 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.