

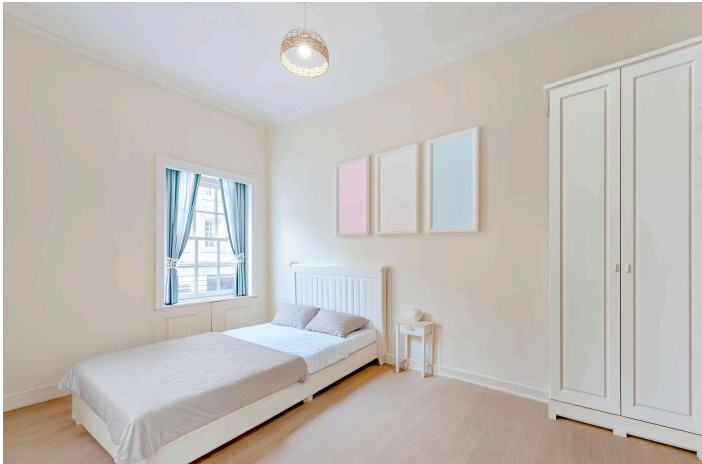


# The Printery Apartment, 12 Bridge Street

Kelso, TD5 7JD



A Town Central Apartment, Beautifully Renovated To Host Bright And Welcoming Accommodation Presented On Two Levels, With Elevated Outlooks Over The Cobbles.



## THE PRINTERY

Opening off the charming cobbles of Kelso, this recently renovated apartment is an excellent find for those in search of a well considered investment with obvious income potential, or indeed for an easily maintained home.

The private main door entrance extends to a feature curved stair opening to the landing for the living accommodation. A modern and streamline kitchen is fully fitted with cabinetry and integrated appliances, with plenty space for dining furnishings. A neighbouring utility room is a convenient space for storage and laundry, with a contemporary shower room opening off. Across the hallway, a bright living room enjoys double windows overlooking the town below, with bedroom one set opposite, a well appointed double room with and a useful understair storage cupboard adjacent. A carpeted stair extends to the converted attic which has great ceiling height and proportions, offering a further comfortable double bedroom and a further shower room.

## 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

- Town central home
- Renovated to high standard
- Easy access to amenities
- Excellent income potential
- Flexible accommodation over two floors

## SERVICES

Mains electric, gas, water and drainage.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY

Band C.

## TENURE

Freehold

## VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## MARKETING POLICY

Offers over £160,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto: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.

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.