



8 Hendersyde Drive

Kelso, TD5 7TQ



Very Neat Semi Detached Starter Home or Downsize with Low Maintenance Garden and Garage

Lounge, Dining Room, Kitchen, Cloakroom, Two Double Bedrooms and Shower Room. Garage & Drive. Garden. Double Glazing. Gas Central Heating.



A very neatly presented and well maintained semi-detached property which benefits from private parking for several vehicles as well as a detached garage towards the rear. Ideally suited for those seeking a starter home or for the first time buyer but equally well placed for those looking to downsize into the town from outwith. The gardens are low maintenance and the décor throughout is neutral and freshly done, all making for a very pleasant home in move in condition.

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.

GROUND FLOOR ACCOMMODATION

The lounge is a light and airy room which extends to the front with a triple window and an archway to the rear opening into the adjoining dining room. With ample space for everyday dining, this semi-open-plan arrangement works perfectly. The dining room also benefits from patio doors leading directly to the garden beyond. An arch from the dining room in turn opens into the kitchen which is well appointed with a good range of units and space for slot-in appliances. A window in the kitchen overlooks the garden. Good use of the understair space has been made to provide a ground floor WC facility.

UPPER ACCOMMODATION

The main bedroom to the front of the property is a generously proportioned double room again with triple windows and a deep built-in mirrored wardrobe with sliding doors. The second bedroom overlooks the garden to the rear and again benefits from built-in storage whilst the shower room next door has been fitted with a white three piece suite which comprises WC, washhand basin with vanity storage below and a large double shower cubicle with wet wall panelling.

GARAGE

A detached garage lies towards the rear of the property with an up and over door to the front and the benefit of light, power and water. The driveway provides private parking for several vehicles.

EXTERNAL

The gardens are neatly presented and have been designed for ease of maintenance with decorative chippings and a paved patio providing the ideal spot for summer dining with access straight from the dining room.

MEASUREMENTS

Lounge:	3.18m x 4.33m (10'4" x 14'2")
Dining Room:	2.19m x 2.75m (7'1" x 9'0")
Kitchen:	1.86m x 2.73m (6'1" x 8'9")
Bedroom One:	3.33m x 3.19m (10'9" x 10'4")
Bedroom Two:	3.10m x 2.43m (10'1" x 7'9")
Bathroom:	2.54m x 1.65m (8'3" x 5'4")

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating C.

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.