

HASTIN & S^{LEGAL}



Plot 2, Type B2 Bowmont Street
Kelso, TD5 7AB



3 bed



1 public



3 bath



An Excellent Opportunity Has Arisen To Purchase This Semi-detached Home, Ideally Located Just A Stone's Throw From The Town Centre. Situated Within The Grounds Of The Former Kelso High School, The Property Enjoys A Secure Setting With Beautifully Landscaped Areas.

Be the first to own a home in this exciting and stunning new development. Secure an early advantage with our generous introductory offers available on Plots 2 & 6 at £275,000 with LBTT included.



LOCATION

This Kelso development is positioned within the grounds of the Former Kelso High School, located on Bowmont Street. Enjoying a central location within the Town. 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.

INTERNAL SPECIFICATION

This well-designed three-bedroom semi-detached home offers spacious and energy-efficient accommodation throughout. The property features a bright living room with an a corner window, mirrored by a corner window in Bedroom 2 on the upper floor, allowing for excellent natural light. The principal bedroom benefits from a private en-suite shower room, while the family bathroom is fitted with a bath and shower over. A convenient downstairs WC is included, with the option to install an additional shower at extra cost. The property includes a fully fitted kitchen with a choice of kitchen unit finishes and bathroom wet wall panels, allowing purchasers to personalise selected interiors. Built with energy efficiency in mind, the home benefits from solar panels, an air source heating system, and low energy lighting throughout. Externally, the property offers turfed front and rear gardens with a patio area. The fully enclosed rear garden is finished with timber fencing, while the exterior of the property has been designed for low maintenance with UPVC windows, fascia and soffits.

MESUREMENTS

Living room 3.45 x 4.80m
Kitchen 3.45 x 4.10m
W.C 2.10 x 2.10m
Bedroom 1 2.75 x 3.35m
Bedroom 2 2.75 x 3.30m
En-Suite 2.75 x 1.5m

SERVICES

Solar panels, Air source heating, low energy lighting, UPVC windows.

ADDITIONAL INFORMATION

These properties are being sold off plan. To visit M & J Ballatyne's website please click on <https://www.mjballantyne.co.uk/>

TENURE

Freehold

VIEWING

To arrange a viewing contact the selling agents, Hastings Property on 01573-225999

MARKETING POLICY

Fixed price of £275,000, offers 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. 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. 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.