



177 Roxburgh Street  
Kelso, TD5 7DU



177 Roxburgh Street is a spacious two-bedroom ground floor flat enjoying an attractive outlook towards the entrance of Floors Castle. Offering bright, well-proportioned accommodation with private front and rear gardens, the property is presented in good order throughout while offering scope for modernisation. Conveniently located within easy reach of Kelso town centre and local amenities.



### SUMMARY

177 Roxburgh Street is a spacious and well-proportioned two-bedroom ground floor flat occupying a prominent position within one of Kelso's most established residential streets, enjoying an attractive outlook towards the entrance of Floors Castle. Offering comfortable accommodation entirely on one level, the property presents an excellent opportunity for a range of purchasers including first-time buyers, downsizers, and investors alike. While presented in good order throughout, the property also offers scope for a degree of cosmetic modernisation, allowing prospective purchasers the opportunity to personalise the accommodation to their own tastes and requirements. The property is accessed via a welcoming entrance hallway which provides access to all principal rooms. The generous lounge is bright and inviting, benefitting from high ceilings and a pleasant outlook to the front. The kitchen offers good storage, whilst the bathroom is fitted with a shower. Two well-proportioned double bedrooms provide comfortable accommodation, each enhanced by the property's excellent ceiling heights and naturally bright interiors. Neutral décor throughout creates a blank canvas for prospective purchasers. Externally, the property benefits from private garden grounds to both the front and rear. The rear garden is principally laid to lawn and incorporates a small patio area, providing an ideal space for outdoor seating and relaxation. The front garden has been designed for ease of maintenance, enhancing the property's attractive street presence. Ample on-street parking is available immediately outside the property. Offering spacious accommodation, desirable ground floor living, and a convenient location within easy reach of Kelso's excellent amenities, 177 Roxburgh Street represents a fantastic opportunity to acquire a well-positioned home with considerable potential.

### 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

- Spacious ground floor flat
- Two generous double bedrooms
- Overlooking the entrance to Floors Castle
- Private front and rear gardens
- Walking distance to town centre amenities

### ACCOMMODATION SUMMARY

Ground Floor: Entrance hallway, lounge, kitchen, two double bedrooms, bathroom with shower.

### SERVICES

Mains water, electricity, drainage and gas. Gas central heating. Double glazing.

### COUNCIL TAX

Band A

### ENERGY EFFICIENCY

Rating C

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £130,000 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](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.