



## 8 Havannah Court

Kelso, TD5 7HX



Very Smart And Particularly Spacious Town Centre Apartment Enjoying A Convenient Yet Peaceful Location With Lovely Shared, Cobbled Courtyard.





8 Havannah Court is a very smart and particularly spacious town centre apartment which enjoys a very convenient yet peaceful location close to all local amenities. This first floor apartment benefits from a lovely sunny shared cobbled courtyard to the rear and presents an excellent opportunity for those looking for an easy to maintain town centre base, first time buyer or as a buy to let investment with good rental 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

- Town Centre Location
- Easily Kept Property and Shared Cobbled Courtyard
- Two Comfortable Double Bedrooms
- Excellent Access to Amenities
- Well Appointed Public Space

#### ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Two Double Bedrooms and Bathroom. Shared Courtyard. Secure Entry Phone System.

#### ACCOMMODATION

The flat is accessed by a secure shared entrance which leads you through the delightful enclosed courtyard gardens to the shared entrance vestibule with useful space and well maintained communal stairs leading to the entrance to the apartment.

The apartment is presented in neutral tones throughout, with a bright and comfortable living area enjoying a peaceful outlook over the enclosed courtyard. The adjoining kitchen is fully fitted with a good range of wall and base units with space for a small table and chairs if desired. Both bedrooms are good sized double bedrooms, enjoying a similar outlook to the lounge and benefits from built-in storage in the main bedroom. The well-appointed bathroom is fitted with a modern suite comprising bath, separate shower cubical, wc and sink.

#### EXTERNAL

With the shared courtyard at the entrance, there is space for sitting out in the private residents area – however with a choice of fantastic local scenery, viewpoints and countryside walks on the doorstep, there is no shortage of outdoor space close-to-hand.

#### SERVICES AND ADDITIONAL INFORMATION

Mains water, gas and electricity. Gas central heating. Havannah Court is managed by a factoring company, a monthly fee is payable.

#### COUNCIL TAX

Band B

#### ENERGY EFFICIENCY

Band 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 AND MARKETING POLICY

Offers Over £129,000 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](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. 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.