

LEGAL  
HASTIN & S



26 Woodmarket  
Kelso, TD5 7AX



2 bed



1 public



2 bath



Beautifully upgraded two-bedroom townhouse offering spacious, low-maintenance living. Perfect for a holiday home, second home, or first-time buyer.



## SUMMARY

Unassuming from the street, and boasting its own entrance this charming two-bedroom townhouse opens up to reveal a bright, spacious, and beautifully presented interior. Offering well-proportioned and easily maintained accommodation throughout, it's the ideal choice for those seeking a holiday retreat, second home, or the perfect base for downsizing or getting onto the property ladder. Since purchasing, the current owners have thoughtfully upgraded the property to enhance both comfort and style. Improvements include the installation of elegant shutters throughout, a brand-new boiler, replacement of internal doors, and a beautifully fitted, brand-new ensuite shower room.

This is a home that combines character, practicality, and low-maintenance living, all within a highly desirable location

## 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 two-bedroom townhouse.
- Bright, well-proportioned rooms.
- Ideal as holiday home, second home, or downsizer's property.
- Upgrades include shutters throughout, new boiler, and internal doors.
- Brand-new modern ensuite shower room.
- Low-maintenance living.
- Desirable location.

## ACCOMMODATION SUMMARY

Entrance hallway, storage cupboard first floor; open plan

kitchen, dining living room , second floor; master bedroom with ensuite, double bedroom, family bathroom. Outdoor courtyard space. Entrance hallway, storage cupboard first floor; open plan kitchen, dining living room , second floor; master bedroom with ensuite, double bedroom, family bathroom. Outdoor courtyard space.

## SERVICES

Mains gas , water and electricity. Double Glazing.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY

Rating D.

## 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 £160,000 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.