



## 45a Woodmarket

Kelso, TD5 7AT



An Extremely Stylish Boutique Town Centre Apartment - Perfect As An Investment, A Main Residence Or A Holiday Let.

Comprising Main Door Entry, Exceptional Levels Of Light And A Contemporary Finish, With A Super Continental Private Balcony.



## 45A WOODMARKET

Positioned in the heart of the vibrant town of Kelso and overlooking the charming cobbled streets, this immaculate property is within a short walk of a fantastic range of amenities, restaurants and facilities, as well as historical local landmarks and nearby open countryside. This elegant and bijou apartment is brimming with charm; ideal as a stylish main residence or second home as it currently runs as a super successful holiday let and provides a viable income stream for an investor.

The boutique styling is evident immediately with the entrance stairs featuring a glass balustrade which opens directly into the contemporary and spacious lounge - with a real focus on natural light and an open plan concept. With high ceilings and double sash and case windows to the front, this room is filled with natural light - with French doors to the rear opening directly to the Continental inspired balcony garden space. The solid wood flooring and clean crisp décor in this room set the tone for the rest of the accommodation. Towards the rear the kitchen is fitted with elegant units complete with solid wood worktops, streamline integrated appliances, and kickboards with recessed spotlighting. With an outlook to the front the double bedroom again features high ceilings with full height built in wardrobes providing valuable storage, with the neighbouring shower room which is finished with tiled walls and white suite incorporating a double width floor level shower cubicle. The large mirrored wall above the wash hand basin is a clever design feature and benefits from a display shelf below.

## 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.

## KEY FEATURES

- Town Centre Location
- Boutique Interior
- Continental Style Balcony
- Main Door Entrance
- Perfect Bolthole or Lock Up and Leave, or First Time Buy
- Immaculate
- LED Lighting Throughout
- WIFI Connected Radiators

## MEASUREMENTS

See Floorplan.

## SERVICES

Mains water, electricity and drainage. Double Glazing. New Electric Panel Heaters. Connection to Electric Under Floor Heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY

Band C.

## VIEWING & 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 over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or 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.

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.