



6 Pinnaclehill Farm Farm Estate Kelso, TD5 8HD



2 bed



2 public



1 bath



A charming two-bedroom semi-detached home located in a peaceful cul-de-sac in Kelso. Features include a spacious living area with conservatory, fitted kitchen, separate dining room or possible third bedroom and front and rear garden with off-street parking.



SUMMARY

Positioned on the edge of town in a peaceful cul-de-sac, 6 Pinnaclehill Farm is a charming two-bedroom semi-detached home, ideal as a starter property or a comfortable family home. The accommodation is wellproportioned throughout, offering excellent built-in storage and a practical layout. On the ground floor, a welcoming porch leads into a fitted kitchen and separate dining room or possible third bedroom, while the living room opens into a lovely conservatory at the rear. A family bathroom completes the ground-floor accommodation. Upstairs, the property features two bedrooms with built-in storage and a large airing cupboard, providing ample space for everyday living. Externally, the home benefits from off-street parking with a carport at the front, as well as generous side and rear gardens, offering plenty of outdoor space for relaxation or entertaining. Situated on the outskirts of Kelso, this property combines a peaceful setting with easy access to local amenities and transport links.

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

- Two-bedroom semi-detached home in a peaceful Kelso cul-de-sac
- Living room with conservatory and separate dining area or third bedroom
- Fitted kitchen and family bathroom
- Off-street parking with carport
- Generous side and rear gardens
- Convenient location with easy access to local amenities

ACCOMMODATION SUMMARY

Entrance Porch, hallway, fitted kitchen, dining room/ bedroom three, living room & conservatory, bathroom, two double bedrooms, storage cupboard. Off street parking

SERVICES

Mains gas, electricity, water & drainage. Gas central heating

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Rating C.

TENURE

Freehold

VIEWING AND 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 or

requested by email 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

MARKETING POLICY

Offers over £175,000 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. 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.