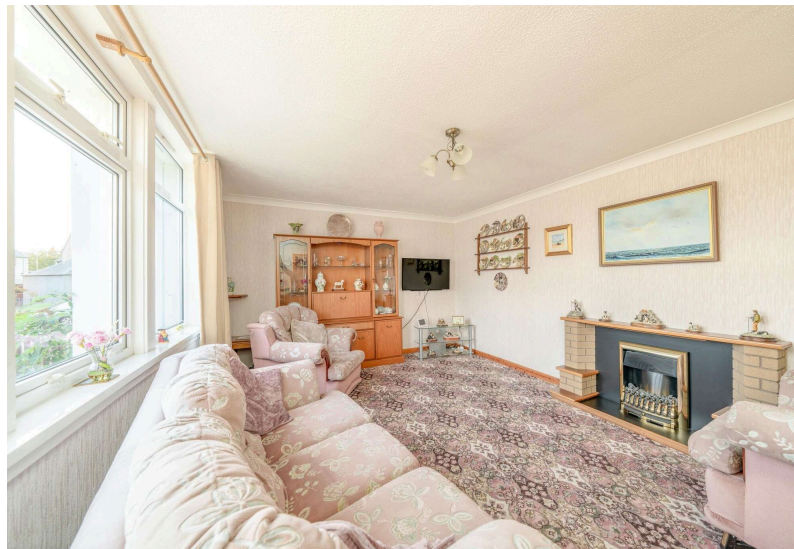


LEGAL
HASTIN&S



19 Inchmead Drive Offers Over £170,000

Kelso, TD5 7LW



3 bed



2 public



1 bath



In A Well Placed Residential Area Of Kelso Just A Short Walk To Amenities, Schooling And Transport Links, Inchmead Drive Is A Well Appointed Home With Welcoming Accommodation, A Private Enclosed Garden, And Off Street Parking With Garage, Making It A Well Considered Investment For Any First Time Buyer Or Downsizer.



Perfectly positioned just off the main town, 19 Inchmead Drive is a Cruden built semi-detached home offering a blend of character, space, and convenience.

The property opens to a bright hallway; with a spacious hall, a comfortable setting for family living or entertaining, and the dining kitchen set to the rear opening through to the charming conservatory which provides a lovely additional living space. The ground floor also features a well-appointed family bathroom with shower; while upstairs offers three spacious double bedrooms, a convenient cloakroom facility and a large storage cupboard.

Externally, the property benefits a tidy frontage with off street parking and a useful garage complete with electricity. A well-maintained rear garden provides a peaceful outdoor area with excellent privacy backing onto Poynder Park.

While presented in good overall condition as reflected in the Home Report, the property would now benefit from some cosmetic upgrading, presenting the perfect opportunity for a new owner to add their own style and flair. Combining generous proportions and a practical layout 19 Inchmead Drive is an inviting home with excellent 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

- Situated in well-established residential area
- Off street parking and garage
- Three double bedrooms
- Perfect family home situated in town.

ACCOMMODATION SUMMARY

Entrance hallway, lounge, dining kitchen, conservatory, family bathroom, three double bedrooms, WC. Garage.

SERVICES



Mains water, electricity, gas and drainage. The property is a Cruden construction and buyers should check with their lending where appropriate.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band D.

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £170,000 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.