



## 44 Hendersyde Drive

Kelso, TD5 7TQ



A Stylish Semi-detached Family Home,  
Presented In True Move In Condition In  
Popular Area Of Kelso.



## 44 HENDERSYDE DRIVE

44 Hendersyde Drive is an immaculately presented property located within a pleasant cul de sac location, perfect either as a family or starter home. Hendersyde is an established residential area, popular amongst families with both primary and secondary schooling available within easy walking distance. The accommodation throughout is light, airy and of good proportions with excellent built-in storage and presented in modern, contemporary style throughout. The garden has been designed for the ease of maintenance complete with large external shed and off street parking.

## ACCOMMODATION

Having been upgraded by the current owners, the interior is stylish and contemporary with clean, crisp décor throughout, providing move-in ready accommodation. Upon entering the property, the entrance hall is welcoming and features a carpeted staircase extending to the upper floor. The lounge is a light and airy room situated to the front of the property with triple front facing windows. Opening from the rear of the lounge is the dining kitchen, enjoying a pleasant aspect to the rear. There is ample space to one end of the room for a dining table and chairs with back door allowing direct access to the garden while the kitchen itself is fitted with a contemporary range of wall and base units with integrated appliances, attractive splashbacks and ample worktop space. The carpeted stairs lead to the upper floor which boasts two bedrooms as well as the shower room. Both bedrooms are double rooms benefitting from built-in storage with adequate space for free standing furniture. The family shower room is stylishly presented and comprises of a three piece suite.

## 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 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

- Ideal First Time Purchase or Family Home
- Move In Ready - Beautifully Presented Throughout
- Fully Enclosed Rear Garden
- Off Street Parking

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Kitchen, Two Double Bedrooms, Shower Room. Excellent Storage. Enclosed Garden and Off Street Parking. Large External Shed.

## SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Double glazing.

## COUNCIL TAX BAND

Band C

## ENERGY EFFICIENCY

Band C

## VIEWING & HOME REPORT

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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 £165,000 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. 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.