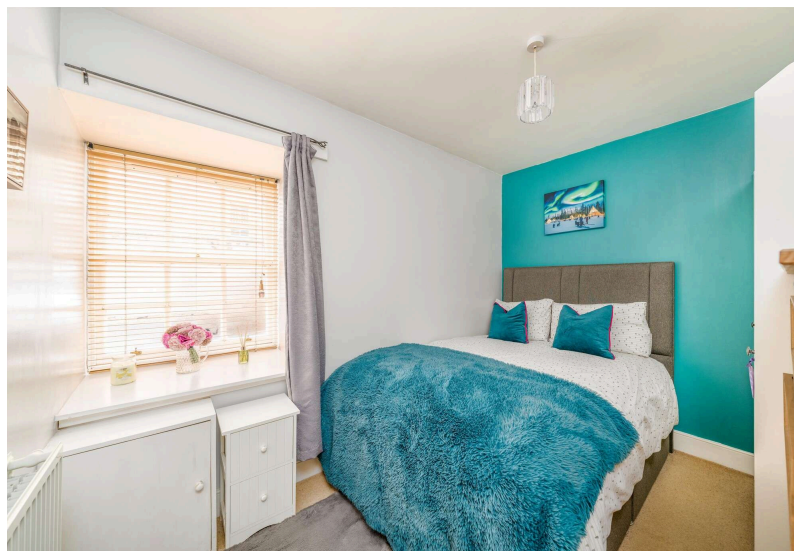


HASTIN^{LEGAL}&S



4 Havannah Court Offers Over £100,000

Kelso, TD5 7HX



1 bed



1 public



1 bath



Located In The Heart Of Kelso Town Centre, This Well-presented One-bedroom Ground Floor Flat Offers A Perfect Blend Of Convenience, Comfort, And Charm. Ideal For First-time Buyers, Downsizers, Or Investors, The Property Is Within Easy Walking Distance Of Local Shops, Restaurants, And Amenities.



SUMMARY

This well-presented one-bedroom ground floor flat in Havannah Court is ideally located in Kelso town centre, within easy walking distance of shops, restaurants, and local amenities. The property offers comfortable and convenient living with a welcoming hallway, spacious lounge, fitted kitchen, double bedroom, and bathroom with shower. Residents also benefit from access to a communal courtyard, providing a pleasant outdoor space in the heart of the town.

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

- Prime location in Kelso town centre, just a short walk from shops, cafés, and amenities
- Well presented and in move in condition
- Attractive communal courtyard for residents' use
- Low-maintenance home, ideal for first-time buyers, downsizers, or investors

ACCOMMODATION SUMMARY

Entrance hallway, lounge, kitchen, bathroom, double bedroom. Communal Courtyard.

SERVICES

Gas central heating, all mains services.

AGENTS NOTE

A factors fee of £40 per month is payable to the factor for the maintenance of the communal grounds.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Rating C.



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 £100,000 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.