

HASTIN^{LEGAL}&S



52 Hendersyde Park

Offers Over £180,000

Kelso, TD5 7TU



2 bed



2 public



1 bath



Attractive Two-bedroom Semi-detached Home
In A Sought-after Area Of Kelso, Offering
Bright, Well-proportioned Living Space,
Generous Gardens, And An Extended
Driveway With Ample Parking.



52 HENDERSYDE PARK

52 Hendersyde Park is a lovely semi-detached home set within one of Kelso's most sought-after residential areas, offering well-proportioned accommodation ideal for first-time buyers or those looking to downsize. On the ground floor the property features a bright lounge with sliding patio doors and views over the rear garden as well as a modern fitted kitchen with space for dining. Upstairs, there are two generous double bedrooms along with a well-presented family bathroom, and the home offers ample built-in storage throughout, ensuring a practical and comfortable layout.

Outside, the property enjoys generous gardens to the front and rear, providing excellent potential for personalisation or future landscaping. An extended driveway offers superb off-street parking for several vehicles, adding valuable convenience. With its appealing location, balanced proportions, and scope to make your own, 52 Hendersyde presents an excellent opportunity within this popular part

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

- Sought-after residential location in Kelso
- Ample built-in storage throughout
- Generous gardens
- Extended driveway with multi-vehicle parking

ACCOMMODATION SUMMARY

Accommodation comprises; hall way, kitchen/dining room, lounge, two bedrooms, family bathroom.

SERVICES

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

ADDITIONAL INFORMATION

All carpets, floor coverings and integral kitchen appliances as mentioned will be included in the sale.

COUNCIL TAX

Band C.

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 £180,000 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.