

LEGAL  
HASTIN&S



## 9 Spread Eagle House

Kelso, TD5 7JD

Guide Price £95,000



1 bed



1 public



1 bath



A Fabulous Town Centre Apartment Positioned  
Just A Stroll From Kelso Abbey And The Iconic  
Cobbled Market Square

Secure Entry, Hall, Lounge, Kitchen, Double  
Bedroom And Bathroom





## 9 SPREAD EAGLE HOUSE

Situated on the upper floor of this historic former hotel building, 9 Spread Eagle Flat is a perfect town centre residence or investment opportunity.

Positioned just a few steps away from Kelso's 12th century Abbey and iconic cobbled Market Square, all amenities plus a great selection of eateries and picturesque riverside walks are available on the door step.

Offering naturally bright accommodation in good order throughout; the lounge being a particular highlight with triple sash windows, whilst the double bedroom enjoys outlooks to the abbey.

The property has a successful track record as a rental investment and offers an enviable opportunity for those seeking the same, whilst being equally well suited as a low maintenance primary residence or lock up and leave weekend bolthole

## 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

- Positioned close to Kelso Abbey
- A short stroll from all amenities
- Just off the cobbled square
- Excellent investment opportunity
- Low maintenance primary residence
- Well maintained building with secure entry

## ACCOMMODATION SUMMARY

Shared Secure Entry, Entrance Hall, Lounge, Kitchen, Double Bedroom and Bathroom

## SERVICES

Mains water, electricity and drainage. Electric heating. Double glazing

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating D

## TENURE

Freehold

## 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.

## PRICE & MARKETING POLICY

Offers around the Guide Price £95,000 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.

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.