



## 6 Wooden Linn

Kelso, TD5 8HY



Detached Three Bedroom Family Home In A Quiet Cul De Sac. Fully Enclosed Garden With Woodland Backdrop.

Entrance Hall, Lounge, Dining Area, Conservatory, Kitchen, Utility Room, Downstairs Cloakroom, Three Bedrooms, Family Bathroom. Integral Garage. Front And Rear Garden.





Positioned within a popular and established cul-de-sac, 6 Wooden Linn is an ideal family home or for those looking to downsize. Situated in a perfect location for those seeking an edge of town setting whilst remaining within easy reach of all local amenities and schooling. The property offers ample ground floor accommodation, ideal for family life or entertaining. Internally the property is well presented throughout with the benefit from a conservatory to the rear commanding a pleasant outlook over the attractive enclosed garden with woodland backdrop together with integral garage and off street parking.

## 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.

## KEY FEATURES

- Perfect Family Home • Fully Enclosed Rear Garden
- Garage and Off Street Parking
- Situated in popular Cul-De-Sac Within Town
- Excellent privacy provided by a woodland backdrop

## ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Dining Area, Conservatory, Kitchen, Utility Room, Downstairs Cloakroom, Three Bedrooms, Family Bathroom. Integral Garage. Front and Rear Garden.

## GROUND FLOOR ACCOMMODATION

The ground floor accommodation enjoys a semi open plan layout. The lounge itself is a well proportioned room with front facing windows ensuring good natural light and a lovely focal point is provided by an attractive fireplace. With access from the rear of the lounge, the dining room hosts ample space for a family dining table and chairs. A lovely addition to the property is the adjoining conservatory, enjoying a delightful garden aspect and sun throughout the day with windows on three sides and allowing direct access to the garden. The kitchen is a good size, again enjoying an aspect to the rear and fitted with an excellent range of wall and base units with ample worktop space and tiled splashbacks. The utility room which extends off the kitchen provides a useful facility which in turn leads to the downstairs cloakroom and integral garage.

## UPPER FLOOR ACCOMMODATION

The upper accommodation comprises three bedrooms and a bathroom. The main double bedroom enjoys a quiet outlook over the garden and woodland beyond whilst the two further bedrooms are located to the front. The family bathroom is fully tiled and comprises of a bath, WC and pedestal sink.

## EXTERNAL

The garden to the rear is fully enclosed providing a safe haven for children or pets. Designed for ease of maintenance, the garden is neatly presented with established planted borders and a paved patio area, accessed via the conservatory and utility providing a lovely sheltered seating area. Beyond the enclosed garden the property also incorporates an area of woodland which leads down the stream, this area is unlandscaped. The front garden is neat and provides useful off street

parking in front of the garage.

## GARAGE

An integral single garage lies to the side of the property with driveway to the front. The garage has an up and over door to the front and benefits from light and power.

## SERVICES

Mains gas, water, electricity and drainage. Gas central heating. Double Glazing. Two loft spaces.

## MEASUREMENTS

LOUNGE	4.10m x 3.95m
DINING AREA	3.45m x 2.30m
CONSERVATORY	2.70m x 2.45m
KITCHEN	3.50m x 2.60m
UTILITY ROOM	2.50m x 2.05m
CLOAKROOM	1.40m x 1.15m
GARAGE	4.30m x 2.55m
BEDROOM ONE	4.10m x 3.00m
BEDROOM TWO	3.50m x 2.65m
BEDROOM THREE	2.90m x 2.55m
BATHROOM	1.95m x 1.95m

## COUNCIL TAX

Band E

## ENERGY EFFICIENCY

Band C

## VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225999 - lines open until 10pm 7 days a week.

## MARKETING POLICY

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.