



4 Roxburgh Street  
Kelso, TD5 7DH



A bright and well-proportioned two-bedroom first-floor flat set on Kelso's historic Town Square, offering stylish, low-maintenance living in the heart of this vibrant Borders town.



## SUMMARY

This well-presented two-bedroom first-floor flat enjoys a prime location in the heart of Kelso Town Square, with the shops, cafés, and amenities of the town right on the doorstep.

The accommodation comprises an entrance hallway, a bright lounge, fitted kitchen, two bedrooms, and a bathroom. With generous proportions, neutral décor, and plenty of natural light, the property is move-in ready while offering scope for a purchaser to add their own style.

Its central location and manageable size make it an excellent opportunity for first-time buyers, investors, or those seeking a low-maintenance town-centre base in one of the Borders' most sought-after towns.

## 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

- Town centre location
- Two well proportioned bedrooms
- Recently painted throughout
- Neutral décor
- Ideal investment or first time buyer property

## ACCOMMODATION SUMMARY

Communal entrance, hall way, lounge, dining kitchen, bathroom two well proportioned bedrooms, storage cupboard.

## SERVICES

Gas central heating, all mains services.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY

TBC

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. 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 register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £135,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.