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The Seed Store, 2b Oven Wynd

Kelso, TD5 7HS

Offers Over £285,000





Beautifully converted former Seed Store close to the River Tweed, set just off the vibrant square of Kelso and offering immaculate and super stylish accommodation over three floors.



## THE OLD SEED STORE

Beautifully converted this period property provides charm and style in equal measure, enjoying a superb location for the many amenities and facilities of the popular town of Kelso, as well as easy access to outdoor pursuits and local countryside.

Set on a cobbled street opening directly from the vibrant, bustling square, Oven Wynd is a quiet setting with no through traffic.

The main door property has been expertly designed to host bright and welcoming accommodation presented over three floors, with a choice of public spaces, excellent storage and three beautiful bedrooms.

Having run as a successful holiday let for a number of years, this tried and tested income stream would be great for those looking to venture into the buy-to-let market; though would easily accommodate a couple or family as a main residence.

The ground floor hosts a practical utility and laundry area, ideal for coat and boot storage.

The first floor landing then extends to a charming lounge with a bright dual aspect and feature fireplace, with a fantastic entertaining kitchen and dining area set across the hall, along with a useful shower room facility. Upstairs, two king-size bedrooms each benefit their own in-built storage and ensuite facilities, with a further bedroom suite or workspace on the upper level.

## 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

- Super blend of period and modern styling
- Immaculate – as reflected in HR
- Available as ready to go investment
- Two ensuite bedrooms
- Flexible use of attic conversion
- Available fully furnished if required

## ACCOMMODATION LIST

FLOOR: Entrance Hallway Utility Area FIRST FLOOR: Landing, Lounge, Dining Area & Kitchen, Shower Room SECOND FLOOR: Landing, Two Ensuite Bedrooms ATTIC FLOOR Bedroom Suite.

## SERVICES

Mains gas, electric, water & drainage. Gas Central Heating. Double Glazing.

## COUNCIL TAX

Currently holiday let registered with short letting licence in place.

## ENERGY EFFICIENCY

Rating E.

## ADDITIONAL INFORMATION

All fitted carpeting, light fittings, integrated appliances, curtain rails and blinds are included in the sale price. 127m sq internal.

## SELF CATERING ACCOMMODATION OPPORTUNITY

The property has a short term letting licence and is currently being run as part of a successful holiday accommodation business and can be sold as a going concern offering immediate income.

All furniture can be included in the sale by negotiation with the owner

## 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](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.

## MARKETING POLICY

Offers over £285,000 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.





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