



2 Grovehill

Offers Over £135,000

Kelso, TD5 7AS



Immaculately Presented Two Bedroom First-floor Flat, Ideally Positioned Within Close Proximity To The Town Centre. The Property Benefits From Its Own Garden And A Two-car Driveway - A Rare And Highly Desirable Combination For A Property Of This Type



2 GROVEHILL

2 Grovehill is an immaculately presented first floor flat, ideally situated just off Kelso town square and within easy reach of the excellent local amenities the town has to offer. Presented in true walk-in condition, the property boasts tasteful décor and generously proportioned accommodation throughout, complemented by a modern kitchen and stylish shower room. A particularly appealing feature and one that is rarely found with properties of this type is the benefit of a private driveway providing off-street parking for two cars. In addition, there is a delightful garden featuring both a patio area and a section of lawn, perfect for relaxing or entertaining. The accommodation comprises a welcoming entrance hallway, a spacious and bright lounge, a modern breakfasting kitchen, two well-proportioned double bedrooms, a useful storage cupboard, and a contemporary shower room. This is an excellent opportunity for first-time buyers, downsizers, or those seeking a turnkey property in a prime central location.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.
- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.
- **Population:** As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.
- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Prime central town location
- Private driveway for two cars
- Immaculate true walk-in condition
- Modern breakfasting kitchen and shower room
- Private garden with patio

ACCOMMODATION SUMMARY

Entrance hallway, lounge, kitchen, two double bedrooms, storage cupboard, shower room.

SERVICES

All mains services. Gas central heating, double glazing.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY

Rating C.

ADDITIONAL INFORMATION

The sale shall include all carpets and floor coverings, light fittings, kitchen fittings and bathroom fittings.

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 £135,000 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.