



30 Bowmont Street

Kelso, TD5 7JH



This Spacious Semi-detached Townhouse Offers Well-proportioned Accommodation Only A Short Distance From The Town Centre. Presented In An Excellent Condition Finished With Contemporary Decor, The Property Offers Three Spacious Bedrooms With A Flexible Layout Depending On Individual Requirements.



Positioned just a stone's throw away from the Town Centre, 30 Bowmont Street is a semi-detached townhouse which enjoys a very central location within easy reach of all amenities. The property is presented in excellent, move in condition - an ideal opportunity for those seeking an easy to maintain town centre base, main residence or equally ideal as an investment, either for residential or holiday lets. The proportions throughout are pleasant with an adaptable layout depending on individual requirements. Externally there is allocated residents parking, in addition, to an enclosed courtyard area of garden.

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

- Bright, Spacious Accommodation with Flexible Layout
- Courtyard Garden with Dedicated Parking Space
- Contemporary and Neutral Décor
- Fully Fitted Modern Kitchen with Access to the Rear
- Town Centre Location with Easy Access to Shops and Amenities
- Easily Maintained Property Perfect as Holiday or Second Home

ACCOMMODATION

The interior is fresh and stylishly presented throughout whilst this carries through to the outside with a low maintenance courtyard garden. The property fronts onto Bowmont Street with a covered entrance while there is allocated parking and access to the rear. Through the fenced courtyard area at the rear of the property, a French door provides easy access to the house through the kitchen with access also possible through the double patio doors leading to the lounge. The kitchen has been finished with excellent quality kitchen units, integrated appliances, attractive flooring and a neutral colour palette to enhance the feeling of light and space. The lounge extends to the full width of the property, benefiting from a dual aspect with large front facing windows and patio doors allowing direct access to the low maintenance, courtyard garden of space. This room has ample space for furnishings together space for a dining table and chairs. The ground floor accommodation is served by a very well appointed cloakroom and built-in cupboard adding a useful practical element.



The first floor boasts two large double bedrooms, both of which are positioned to the front of the property. Central to both bedrooms is the family bathroom, fitted with a quality three piece suite, contemporary wet wall panelling and a window to the side

An internal staircase leads to the second floor which boasts two further double sized rooms and a mid-landing study/office area located between the two rooms. This level offers a degree of flexibility depending on a buyers requirements.

EXTERNAL

An enclosed monoblocked enclosed courtyard provides an ideal spot for alfresco dining in the summer months, in addition, to one allocated private parking space. There is a private allocated parking space in addition to an enclosed monoblocked courtyard to the rear of the property, accessed from the parking and patio doors which lead into the kitchen – this area provides enough space for pot plants or patio furniture if desired – ideal for those looking for some outside space without much maintenance.

SERVICES, COUNCIL TAX AND ENERGY EFFICIENCY

Mains gas, electricity, water and drainage. Double Glazing. Gas Central Heating. Council Tax Band D and Energy Efficiency Band C.

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 or requested by email 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 AND MARKETING POLICY

Offers Over £189,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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. 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.