



7F Rose Lane

Kelso, TD5 7AP



Two Bedroom Apartment Enjoying A Convenient Location Close To The Town Centre Complete With Shared Balcony And Private Rear Garden.



Occupying a central location within the historic town of Kelso and it's local amenities, 7f Rose Lane is a well positioned two bedroom apartment offering bright and spacious accommodation with shared balcony and a private rear garden. 7F Rose Lane presents a great opportunity for first time buyer, as a buy-to-let investment or perhaps for those seeking town centre accommodation.

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 Tweed fishing, National Hunt racing and walking in the nearby Cheviot Hills.

HIGHLIGHTS

- Ideal first time purchase or buy to let investment
- Two double bedrooms
- Central Location
- Modern Kitchen and Bathroom
- Shared Balcony and Private Garden

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, Bathroom. Shared Balcony and Private Garden.

ACCOMMODATION

The communal stairs lead up to the entrance door located on the second floor which opens into a bright and welcoming hallway.

Presented in soft, neutral tones the accommodation includes two good sized double bedrooms, a bright lounge with double windows overlooking the front and a modern contemporary kitchen situated to the rear, enjoying outlooks over the garden and Shedden Park. The bathroom is stylish, fitted with a white three piece suite and wet wall panelling.

EXTERNAL

In terms of outside space there is a shared balcony as well as an area of private garden to the rear of the property. The shared covered balcony, accessed from the rear of the apartment provides a nice spot to sit out with pleasant views over the garden and parkland beyond. In addition to



this, the private area of garden is mainly laid to lawn, providing a blank canvas. The garden is access via the rear door within the communal stairway.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX

Band A

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 £99,000 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.