



58b Horsemarket

Kelso, TD5 7AE



Well Presented Top Floor Flat in Convenient Central Location.

Hall, Lounge, Breakfasting Kitchen, Two Bedrooms, Bathroom. Extensive Attic Storage, floored with Ramsay style ladder. Bathroom. Double Glazing. Gas Central Heating.



58B Horsemarket is a stylish two bedroom second floor flat, conveniently situated within the centre of Kelso. The property offers well proportioned accommodation, presented in neutral tones throughout, ideal for those seeking an easy to maintain town centre base or an investment with good letting potential having been successfully run as a buy to let venture for several years.

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.

ENTRANCE

Communal staircase with windows to rear lead up to the panelled timber entrance door on the second floor.

ACCOMMODATION

The entrance hall ensures a warm welcome and provides useful built in storage. Flooded with natural light, the lounge is a lovely room and features a triple dormer bay window to the front with an additional low sill window to the side. Towards the rear of the apartment, the breakfasting kitchen benefits from two large velux windows, provides space for every day dining and is fitted with a good range of wall and base units with a full range of kitchen appliances. The main bedroom is a well-proportioned double room with large deep sill window and an outlook to the side. Built in wardrobes provide good storage and a hatch allows access to the attic for additional storage. Bedroom two features a similar bay window to that in the lounge with the bathroom located on the opposite side off the hallway; fitted with a modern white suite with shower over the bath

MEASUREMENTS

LOUNGE	3.401m x 3.97m (11'2" x 13'0")
DINING KITCHEN	3.93m x 2.16m (12'11" x 7'1")
BEDROOM ONE	3.27m x 2.83m (10'9" x 9'3")
BEDROOM TWO	3.09 x 2.31m (10'2" x 7'7")

SERVICES

Mains gas, electricity, water and drainage. Double glazed. Gas central heating.

ADDITIONAL INFORMATION

All floor coverings, light fittings and appliances as mentioned will be included in the sale.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Band C

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

MARKETING POLICY

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