



Cobblestone Corner,

Roxburgh Street, Kelso, TD5 7DN

Fixed Price: £75,000



1 bed



1 public



1 bath



Just A Stone's Throw From Kelso's Iconic Square And Riverside Walks. Available With No Onward Chain

Entrance Stairwell, Entrance Hall, Bathroom, Lounge, Bedroom, Kitchen.



COBBLESTONE CORNER

Just a stone's throw from Kelso's iconic square and the scenic Riverside Walks, 'Cobblestone Corner' is a unique first-floor apartment with an interior boasting a stylish, contemporary finish with crisp, clean decor throughout. The combination of high ceilings, exposed wood flooring, and large windows enhances the sense of space and light. This property is perfect for those seeking a charming retreat in Kelso or an excellent business opportunity.

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.

DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///tentacles.pushed.tile](https://www.what3words.com/tentacles.pushed.tile)

HIGHLIGHTS

- Perfect Bolthole/Lock Up and Leave
- Ideal holiday Let
- Smart First Time Purchase
- Close to Riverside Walk and Town Centre Location

ACCOMMODATION SUMMARY

Entrance Stairwell, Entrance Hall, Bathroom, Lounge, Bedroom, Kitchen.

ACCOMMODATION

A shared entrance and stairwell lead to the first floor. At the far end of the hall, the lounge is a bright and airy space, featuring exposed wood flooring and large dual-aspect windows that flood the room with natural light. Adjacent to the lounge is the bedroom, offering ample space for a double bed and featuring built-in storage. The kitchen is stylishly fitted with a range of contemporary units and



plenty of worktop space. The welcoming hallway provides excellent storage, with the bathroom conveniently located off the hall. The bathroom is freshly presented, complete with a modern white three-piece suite.

SERVICES

Mains water and drainage. Electric panel heating.

ADDITIONAL INFORMATION

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

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating E

TENURE

Freehold

VIEWING & HOME REPORT

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.

PRICE & MARKETING POLICY

Offers at a Fixed Price £75,000 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.

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.