



## 2 Albert Place Kelso, TD5 7JL



- 1 bed
- 1 public
- 1 bath

Well maintained maisonette apartment in quiet, traditional cul-de-sac location close to Town Centre. Ideal opportunity for the first time buyer or buy to let investor.

Hall, Lounge, Dining Kitchen, Large Double Bedroom, Shower Room. Excellent Storage. Shared Gardens. Double Glazing. Gas Central Heating.



Location Shot of Kelso



2 Albert Place provides an excellent opportunity for those looking for a well maintained maisonette in a quiet cul de sac location which is within only minutes of the Town Centre and all amenities. The accommodation is well proportioned extending over two floors and offers good storage throughout presenting the ideal opportunity either for the first time buyer or buy to let investor with good rental potential.

#### 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.

#### ACCOMMODATION

An external stone staircase with wrought iron railing leads to small outside balcony. The property is a traditional flat with a carpeted hall leading through to the lounge. The hall is a good sized with deep shelved under stair cupboard housing the electricity meter and a second, smaller, under stair cupboard providing additional storage space. The lounge is a nicely proportioned room with a pleasant southerly outlook to the front looking down Bowmont Street. A recessed display alcove and gas fire provide a further focal point. To the rear lies the dining kitchen which is a generously sized, bright kitchen with space for dining table and chairs. Fitted with a good range of modern wall and base units incorporating a 'Zanussi' four ring hob with extractor hood above, 'hotpoint' oven and space for slot in appliances. A stainless steel one and a half sink and drainer sits below a large picture window with additional storage provided by a large shelved cupboard housing the central heating boiler. A carpeted staircase leads to the top floor landing with deep shelved storage cupboard. The bedroom is a large double bedroom with good storage provided by two very useful built-in cupboards, both with louvre doors making excellent use of eaves storage space. The shower room lies adjacent fitted with a white suite comprising pedestal sink, WC and shower cubical.

#### EXTERNAL

At the end of the terrace is a shared garden which is shared among the proprietors in Albert and Victoria Place. Including drying green, sitting area providing an ideal area for barbecues in the summer months. External understair store.

#### MEASUREMENTS

LOUNGE	4.76m x 3.80m (15'7" x 12'6")
DINING KITCHEN	4.37m x 2.82m (13'10" x 9'2")
BEDROOM	4.69m x 2.77m (15'10" x 9'0")

#### SERVICES

Mains gas, electricity, water and drainage.

#### ADDITIONAL INFORMATION

The fitted carpets and floor coverings will be included in the sale.

#### COUNCIL TAX

Band A

#### ENERGY EFFICIENCY

Rating D

#### 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.