



8 The Granary

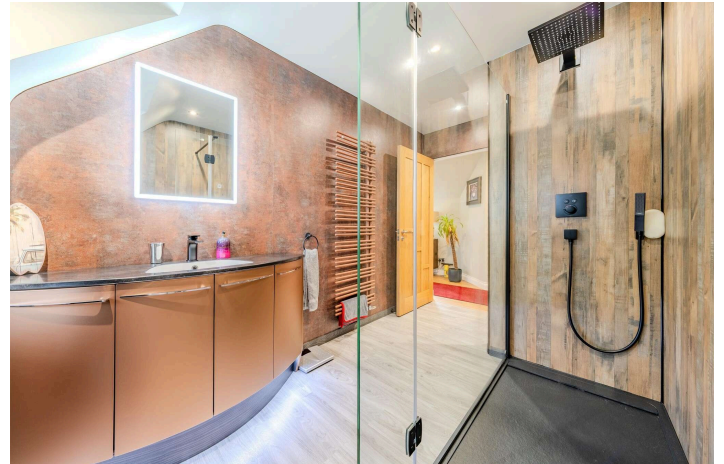
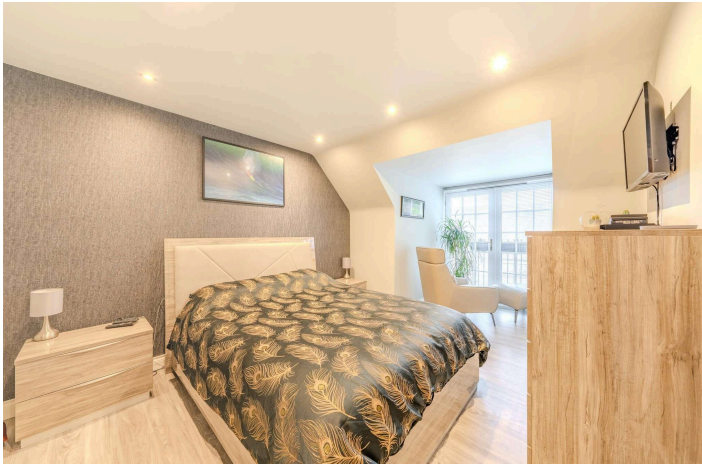
Offers Over £175,000

Kelso, TD5 7JF



Ideally Located Town Central Apartment
With Beautifully Presented
Accommodation & Secure Residents
Gated Entrance.





8 THE GRANARY

Forming part of the striking former granary building which was converted in the 1990's, this charming apartment is ideal for those seeking a secure and peaceful, town centre location.

Located just a stone's throw from the main cobbled square and overlooking the striking Kelso Abbey and the church yard beyond, the building is set within easy reach of all local amenities and lovely riverside walks along Mayfield. Benefitting from a secure gated entrance and parking, this bright and beautifully presented two bedroom apartment is ideally suited as an easily maintained property within excellent catchment of facilities, with obvious appeal as a second home being surrounded by local landmarks and leisure activities.

A well-kept and bright secure entry hall and stair extends to the upper apartment, positioned on the top floor providing bright outlooks. The main door for number 8 opens to a welcoming hall with plenty of natural light, with doors to the far end extending to the dual aspect lounge and the fitted kitchen. The breakfasting kitchen is finished in neutral tones, with an excellent selection of modern cabinetry providing ample storage and counter space, the elegant units house integrated appliances, with a window seat cleverly incorporated into the dining seating. The lounge is a relaxed and stylish space with space for freestanding furnishings. The principal bedroom features a charming Juliette balcony and large window, with a second double or home office also opening from the hallway, as well as the beautifully finished contemporary shower room which provides streamlined finish and storage.

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.

FEATURES

- Charming Converted Building
- Town Centre
- Opposite Kelso Abbey and Church Yard
- Secure Gated Entrance
- Juliet Balcony
- Contemporary and Stylish Interior

EXTERNAL

The property benefits from a lockable external store located within the gated premises on the ground floor & secure private parking.

SERVICES

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

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Band C.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube. 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.

TENURE

Freehold

MARKETING POLICY

Offers over £175,000 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.