



13/2 The Square  
Kelso, TD5 7HH



2 bed



1 public



1 bath

A well presented town-centre flat with attractive views over Kelso's cobbled Square. Ideally located in the heart of the town, it offers easy access to shops, cafés, and other local amenities. Spacious and in good condition throughout, it's an excellent choice for comfortable living, a convenient central base or investment property.



### 13/2, THE SQUARE, KELSO

A stylish two-floor flat overlooking Kelso's vibrant town square, offering spacious living and charming open views. Perfect as a comfortable home or a smart town-centre investment.

### ROOMS

Occupying a prime position overlooking the heart of Kelso's vibrant town square, 13/2 The Square presents an excellent opportunity as either a comfortable home or a highly attractive investment property.

Set across two floors, this well-presented flat offers bright, generously proportioned accommodation throughout. The main level features a spacious lounge with charming open views over the square an ideal setting for relaxation or entertaining. A fitted kitchen and useful built-in storage complete this floor.

Upstairs, two well-proportioned bedrooms provide peaceful and practical sleeping space, complemented by a modern family bathroom.

With its superb central location, appealing layout and strong potential for rental or owner-occupation, this property represents a rare find in the heart of Kelso.

### 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.

### KEY FEATURES

- prime town-centre location

- Ideal investment opportunity
- Accommodation over two floors
- Views over Kelso's cobbled square
- Vacant possession no onward chain

### SERVICES

Mains gas, electric, water & drainage. Gas Central Heating.

### COUNCIL TAX

Band B

### ENERGY EFFICIENCY

Rating D.

### 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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 Over £150,000 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](mailto: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.