



## 26 The Square

Kelso, TD5 7HH



3 bed



1 public



1 bath



Sitting Just Off The Cobbled Square, This Spacious Town Central Apartment Hosts Well Appointed Accommodation With Three Double Bedrooms, Excellent Entertaining Space, And Fine Outlooks Across The Charming Town Of Kelso.



## 26 THE SQUARE

Ideally positioned above the charming cobbled square overlooking the vibrant town below with riverside walks quite literally on the doorstep, 26 The Square makes an excellent choice as a spacious yet easily maintained home - perfect as a holiday or second home, with excellent scope as a downsizer property.

Sitting on the characterful market square, the property is accessed from a private main door; opening to a traditional entrance hall with wood panelled walls and a stair to the far end. On the split landing, a comfortable double bedroom, with the main living space positioned on the first floor. A well-appointed kitchen sits to the rear; with an excellent range of fitted units and counter space, a breakfasting bar as well as adequate space for dining furnishings. To the front, the living room enjoys a glorious aspect overlooking the town, with a dual aspect providing wonderful natural light to the generously proportioned room, finished with fitted carpeting and feature fireplace. A neighbouring utility room provides useful storage, with the benefit of a cloakroom W/C.

Upstairs, two further double bedrooms are positioned to the front of the property, benefiting the excellent town outlook and allowing plenty of space for freestanding furnishings, with the family bathroom across the hall. In terms of popularity,

Kelso is among the front runners for those seeking a balance between country pursuits and amenities catering for modern requirement – this easily kept and lockup-and-leave apartment would make an excellent investment as a holiday or rental, with access to a range of lifestyle, work and leisure facilities.

## 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

- Excellent location for amenities
- Close to River and countryside walks
- Well-presented and in good condition throughout
- Well-proportioned accommodation with period elements

- Excellent potential as a holiday or second home

## ACCOMMODATION SUMMARY

Entrance Hall, Dining Kitchen, Sitting Room, Bedroom One, Utility Room with W/C on First Floor. Landing, Two Further Double Bedrooms, Family Bathroom & In-Built Storage on Upper Floor.

## SERVICES

Mains services. Gas central heating.

## ADDITIONAL INFORMATION

All floor coverings, blinds and curtain rails are included in the sale price. Property internal 174m2 approx.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY

Band E.

## VIEWING

To arrange a viewing contact the selling agents, Hastings Legal on 01573 225 999 - lines open 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.