



3 Cheviot Court

Kelso, TD5 7LE



A beautifully bright and welcoming detached modern bungalow, ideally positioned in a quiet cul de sac location and perfect for the downsizer or as a comfortable family home.



3 CHEVIOT COURT

Set in a sought after cul de sac just off the main town centre, 3 Cheviot Court is a fantastic find offering beautifully presented and maintained accommodation all on one level, with a mature wrap around garden and garage.

An obvious choice for those in search of comfortable downsizer home, 3 Cheviot Court is set to the far end of a quiet cul de sac, with a colourful garden frontage and gravelled drive extending to the garage and main entrance. Internally, the property allows plenty of reception space, with a large dual aspect dining kitchen fitted with an excellent selection of storage and modern appliances. The lounge opens adjacent, with a lovely adjoining sunroom providing direct access to the garden. Three well-appointed bedrooms all enjoy fresh décor and a bright garden aspect, with a modern shower room opening across the hall.

The wrap around garden is a fantastic complement to the accommodation, and is fully enclosed and level. Enjoying good privacy, there are sheltering tree and planted borders, with a large stretch of lawn, patio area, greenhouse and drying poles.

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
- Beautifully maintained and well presented
- Potential for extension

- Fantastic garden front and rear
- Private parking and garage

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY

Band C.

ADDITIONAL INFORMATION

All fitted floor and wall coverings and the integrated appliances as viewed, are included in the sale price.

MEASUREMENTS

See Floorplan.

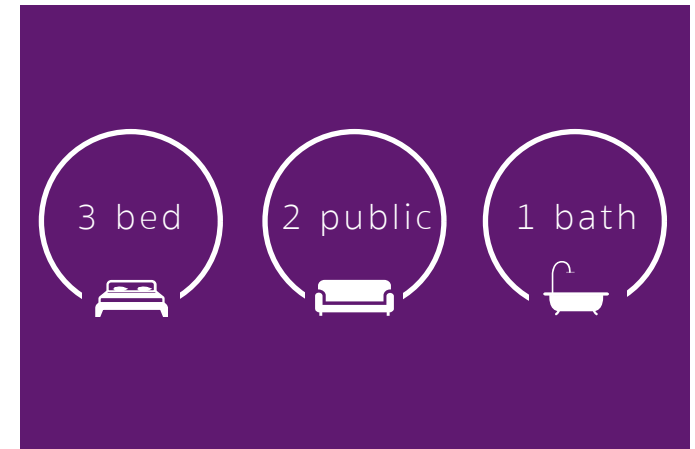
VIEWING

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.

MARKETING POLICY

Offers over £295,000 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.





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