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2a Abbey Row

Kelso, TD5 7JF





2A Abbey Row is a rare opportunity to purchase a stunning period property in the very heart of Kelso and must be viewed to truly appreciate its size and the elegance of its Georgian features. Restored and upgraded in 2006, it is literally only steps from the historic 11th Century Abbey. The apartment affords a mix of the contemporary and traditional with spacious and sunny accommodation extending over two floors, and a central location offering easy and relaxed living. Retaining many of its period features, including 9ft ceilings and working shutters on the first floor, each of the rooms feel special with unique views of Kelso; whether the cobbled streets of the historic town, the famous River Tweed or the Abbey and grounds.



LOCATION

Kelso is one of the most attractive and unspoiled towns in the Borders, and with the new rail link to Edinburgh is an increasingly sought after location. Notable features are the 12th Century Abbey, the Flemish style cobbled square, Floors Castle and the old bridge across the Tweed. The town is busy and thriving with a Saturday Farmers' Market and many sporting and recreational facilities. The town has two primary schools and a High School which, last year, moved into brand new state-of-the-art premises.

ACCOMMODATION SUMMARY

Entrance Hall, 2 Reception/Public Rooms, Breakfasting Kitchen, Four Bedrooms, Two Bathrooms, Utility Room, Shared Courtyard.

UNIQUE SELLING POINTS

- B Listed Property in Excellent Town Setting
- Traditional Features
- High Ceilings, Cornicing and Large Windows
- Located next to Kelso Abbey
- Ideal Holiday Let or Lock up and Leave Property.

ACCOMMODATION

Entered from gated access opposite Kelso Abbey with an external staircase and door to 2A. An internal staircase extends to the first floor with a large sash and case window on the turn and double internal

glazed doors opening into the main entrance hall. The living room is traditionally presented with two sash and case windows with working timber shutters and fine outlooks. This well-proportioned room features a decorative timber fireplace with stone hearth and log burner. The breakfasting kitchen is well-proportioned with a large deep sill sash and case window to the rear looking out onto the Abbey grounds. A second public room, equally well-proportioned and versatile, has plenty of character with a curved wall feature and could easily be used as a second sitting room, a dining room or a well-proportioned double bedroom. Two further double bedrooms are also located on this floor; one with a quite stunning view of the Abbey and the other, to the front, looking out onto Kelso's cobbled streets. The bathroom on this floor is fitted with a white four piece suite comprising WC, pedestal sink, freestanding roll top enamel bath and corner shower cubicle with wet wall panelling.

UPPER FLOOR ACCOMMODATION

A winding staircase with a large velux window to the rear leads to the upper landing. Off the landing lies a large walk-in airing style cupboard and a small utility room with plumbing and space for washing machine and tumbler dryer. Both bedrooms are impressively sized rooms with double aspect dormer windows both to the front and rear and enjoying outlooks to the rear over the Abbey and the adjoining church yard. A second large bathroom is a convenient additional facility situated on this floor and fitted with a white WC, large timber panelled bath with tiled surround and pedestal sink.

EXTERNAL

A shared walled courtyard lies to the rear of the property; situated next to Kelso Abbey. External log store.

MEASUREMENTS

LIVING ROOM	5.41m x 4.47m (17'7" x 14'6")
KITCHEN	3.86m x 4.04m (12'6" x 13'2")
PUBLIC ROOM	4.76m x 4.49m (15'6" x 14'7")
BATHROOM	2.79m x 2.43m (9'1" x 7'9")
BEDROOM THREE	3.98m x 3.51m (13'0" x 11'5")
BEDROOM FOUR	2.74m x 4.48m (8'9" x 14'6")
BEDROOM ONE	5.94m x 6.00m (19'4" x 19'6")
BEDROOM TWO	4.02m x 3.13m (13'1" x 10'2")
BATHROOM	4.64m x 2.75m (15'2" x 9'0")

SERVICES

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

COUNCIL TAX

Band C

ENERGY EFFICIENCY

Band C

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.

VIEWING AND HOME REPORT

To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Legal on 01573-225999-lines open until 10pm 7 days a week.



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