



24 Berry Moss Court



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Kelso, TD5 7NP



2 bed



1 public



1 bath



Fantastic Investment For The First Time Buyer Or Indeed For Those Looking For A Popular Area To Buy-to-let This Well Kept Two Bedroom Home Is In Walk-in Condition Throughout.



24 BERRYMOSS COURT

24 Berry Moss offers an excellent opportunity for first-time buyers or those looking to take their next step on the property ladder. Ideally located in a popular and convenient area, this attractive home benefits from unrestricted on-street parking and easy-to-maintain front and rear gardens, perfectly suited to modern living.

On entering the property, a welcoming hallway leads through to a bright and comfortable lounge, tastefully decorated in neutral tones and offering generous space for relaxation or entertaining. From here, a door opens into the impressive dining kitchen — a recently fitted, contemporary space with sleek cabinetry, integrated appliances, and ample room for a dining table. A rear door provides access to the private garden, offering a pleasant outdoor space to enjoy.

Upstairs, the home features two well-proportioned bedrooms, each offering versatility for use as a guest room, nursery, or home office. The modern family bathroom includes both bath and shower facilities.

Practical, and move-in ready, 24 Berry Moss is an ideal choice for buyers seeking a comfortable home in a well-connected and welcoming neighbourhood.

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.

ACCOMMODATION SUMMARY

Entrance Hall & Storage, Lounge, Dining Kitchen, Two Double Bedrooms and Bathroom.

HIGHLIGHTS

- Well considered first time buy
- Popular location
- Good condition throughout
- Private garden front & rear
- Great school catchment



SERVICES

Mains electric, gas, water and drainage. Full double glazing.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Band C.

ADDITIONAL INFORMATION

All fitted items including integrated kitchen appliances, carpeting, light fittings, curtain poles and blinds are included in the sale price.

TENURE

Freehold

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 £155,000 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.