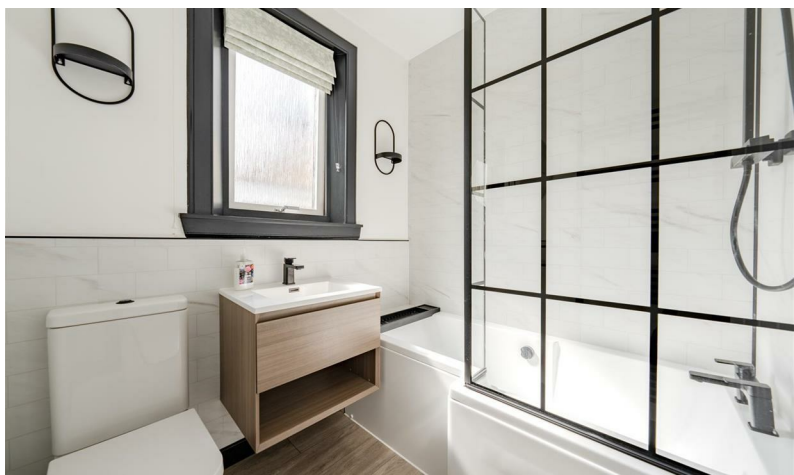


HASTIN^{LEGAL}&S



1 Croft Road
Kelso, TD5 7EP



3 bed



1 public



1 bath



This charming three-bedroom end-terraced property is an ideal first home, offering bright and spacious accommodation that is ready to move straight into. Set within a sought-after area of Kelso, the property further benefits from private parking, attractive gardens, and stylish contemporary decor throughout.



1, CROFT ROAD, KELSO

1 Croft Road is a charming three-bedroom end-terraced home situated within a well-established residential area of Kelso. Presented in excellent condition throughout, the property boasts stylish contemporary décor, beautifully maintained landscaped front gardens, a low-maintenance patio garden to the rear, and a private driveway providing off-street parking for two vehicles.

The accommodation offers a bright and spacious lounge, a modern fitted kitchen enhanced by a bespoke built-in storage unit, and a recently redecorated bathroom finished to a high standard. Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom featuring custom-built fitted wardrobes.

Combining excellent presentation with practical living space, this attractive home is ideally suited to a wide range of purchasers, including first-time buyers, growing families, and those looking to downsize.

LOCATION

Kelso is a vibrant and historic Borders town proudly positioned at the confluence of the Rivers Tweed and Teviot. Long regarded as one of the most attractive and unspoiled towns in the region, Kelso has become an increasingly popular choice for homebuyers, offering a blend of heritage, lifestyle, and modern convenience.

- **Amenities:** The town centres around its distinctive Flemish-style cobbled square, home to artisan shops, independent retailers, cafés, and services. Kelso benefits from excellent leisure and beauty facilities, supermarkets, and a broad range of mainstream amenities. The town's rich history is reflected in landmarks such as Floors Castle and the remains of its notable Augustan Abbey, contributing to a thriving visitor and holiday trade.

- **Schooling:** Kelso is exceptionally well served for education, with a modern primary school and a state-of-the-art secondary school offering high-quality facilities for local families.

- **Population:** As one of the Borders' most sought-after towns, Kelso has a welcoming and active community of around 7000, supported by a wide variety of clubs, events, and cultural and sporting activities.

- **Transport Connections:** The town enjoys excellent road links to neighbouring Border towns and is commutable to Edinburgh. Rail connections are easily accessed via Berwick-upon-Tweed on the East Coast Main Line. The surrounding countryside

provides endless walking routes, trails, and outdoor pursuits, including fishing on the River Tweed, making Kelso a clear favourite for those seeking both lifestyle and connectivity.

HIGHLIGHTS

- Three spacious bedrooms
- Perfect for first time buyers
- Stylish modern interiors
- Driveway for two cars
- Landscaped front gardens

ACCOMMODATION SUMMARY

Ground floor: Entrance hallway, lounge, breakfasting kitchen, bathroom. First floor: storage cupboard, three bedrooms.

SERVICES

Mains gas, electricity, water & drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY

Rating D.

VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk

Alternatively or to register your interest or request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

PRICE & MARKETING POLICY

Offers over £195,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, 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.