

LEGAL
HASTIN&S

14 Albert Place



14 Albert Place
Kelso, TD5 7JL



1 bed



1 public



1 bath



A well appointed and bright second floor one bedroom duplex flat, ideally situated in a central location with shared gardens, offering excellent potential as a first time purchase or holiday let.



14, ALBERT PLACE

Set within a charming terrace of traditional properties just a short walk from the picturesque cobbled square, 14 Albert Place enjoys a superb central location in the heart of the town. Perfectly positioned for convenient access to a range of local amenities.

This bright and well-presented second-floor duplex apartment provides an excellent opportunity for a variety of purchasers, including first-time buyers or investors searching for an attractive buy-to-let or holiday let opportunity. The accommodation is thoughtfully arranged over two levels, creating a practical and well-defined living space, with the generously proportioned bedroom occupying the upper floor. The apartment is flooded with natural light throughout, creating a welcoming atmosphere, while it's well maintained interior allows prospective buyers to move in with minimal effort. In addition, residents benefit from access to a shared communal garden. Combining a desirable town centre location, flexible accommodation, and excellent investment potential, 14 Albert Place is a property that is sure to appeal to a wide range of buyers.

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.

HIGHLIGHTS

- .Prime central location
- .Spacious duplex layout with bedroom on the upper level
- .Excellent holiday let or buy-to-let investment opportunity
- .Ideal for first-time buyers

ACCOMMODATION SUMMARY

Entrance hall, Lounge, kitchen/dining area, bathroom. Upper floor: bedroom

SERVICES

Mains electricity, gas and water

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Band D

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 £85,000 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.