

HASTIN<sup>LEGAL</sup>&S



18 Hendersyde Drive

Kelso, TD5 7TQ







Tucked to the edge of a quiet cul de sac, this bright semi-detached property benefits a spacious interior and private garden, off street parking and a central position for Kelso and its many amenities.



## 18 HENDERSYDE DRIVE

Set in an especially popular and well-kept residential area of Kelso, 18 Hendersyde Drive sits to the far end in this quiet cul de sac position; with the semi-detached property ideal for family living with a flexible layout comprising three main public areas on the ground floor, four bedrooms and an exceptionally private garden.

With a colourful frontage and private off-street parking, gravelled paving is bordered by mature planting and sheltering hedging, with a timber gate accessing the main garden to the side and rear, and the front entrance extending to the ground level accommodation.

Thoughtfully extended by the current owners and offering exceptionally flexible and open plan living space, the ground floor hosts two large connecting public rooms, with the lounge opening directly to the private rear patio via French doors. The dining kitchen sits quietly to the rear and is well appointed with modern fittings and plenty of space for dining furnishings, with a most useful utility room opening off. A ground floor cloakroom is accessed from the hall. Upstairs, the extension has allowed for a luxuriously proportioned master bedroom, which certainly offers scope to create an ensuite with the relevant permissions. Three further double bedrooms are serviced by a modern shower room.

Externally, the main section of garden wraps round the side and rear of the property, with direct access from the house opening from both the French doors from the lounge and the utility room. A sunny courtyard area is ideal for al fresco days and sits positioned to the side of the property backing onto a woodland edge. A level and fully enclosed section of lawn sits to the rear, adjacent to the kitchen area, and is perfect for kids and pets alike, with a timber shed to the far end.

A desirable location and well considered home for those families looking to put down roots in the vibrant town of Kelso.

## 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 LIST

Entrance Vestibule, Lounge, Sitting Room, Dining Kitchen, Utility Room, Cloakroom W/C, Four Bedrooms, Shower Room.

## HIGHLIGHTS

- Excellent Cul De Sac Location
- Extended Accommodation & Flexible Layout
- Well Proportioned Rooms
- Level & Fully Enclosed Garden
- Parking

## SERVICES

Mains water, gas, electricity and drainage. Double glazing and Gas central Heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY

Band C.

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal- You Tube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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.

## MEASUREMENTS

See Floorplan.

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## MARKETING POLICY

Offers over £290,000 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](mailto: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.





