



9 Tanners Court

Kelso, TD5 7NH



Spacious Family Home In A Popular Location With Low Maintenance Gardens To Front And Rear.

Entrance Hall, Lounge, Kitchen, Three Double Bedrooms, Family Bathroom. Front And Rear Garden.



9 Tanners Court presents the perfect opportunity for those seeking an affordable family home or buy-to-let investment in the town with all amenities and both primary and secondary schools within easy walking distance. Internally the accommodation offers nicely proportioned rooms with good levels of natural light and presented in neutral decor throughout. The outside areas, to the front and rear are both fully enclosed and low maintenance including a sheltered decked patio and offer a good degree of privacy.

LOCATION

The Tanners Court area is popular with families and well located for local amenities and schools. Kelso itself, which lies at the meeting point of the Tweed and Teviot rivers, is one of the most attractive and unspoiled towns in the Borders. 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 as a result. With a range of amenities and the charming cobbled high street filled with independent shops and retailers, there are several major superstores to the edge of town, primary and secondary schools, medical and banking facilities, making it an excellent choice for the modern buyer.

ACCOMMODATION SUMMARY

Entrance Hall, Lounge, Kitchen, Three Double Bedrooms, Family Bathroom. Front and Rear Garden.

KEY FEATURES

- Contemporary Kitchen and Bathroom
- Popular Area close to Amenities and Schools
- Enclosed and Easy Maintained Garden
- Good Proportions Throughout
- Ideal Starter Home or Young Family Home
- Early Entry Available

GROUND FLOOR ACCOMMODATION

Upon entering the property, the entrance hallway leads through to a spacious lounge which offers ample room for furnishings, and benefits from an abundance of natural light provided by double windows to the rear and french doors which lead directly to the decked patio and sheltered garden. The kitchen is modern with a great range of modern and contemporary units complete with integrated appliances and ample space for table and chairs. A back door provides direct access to the garden and a large garden hut/store with a path leading off the parking area.

UPPER ACCOMMODATION

Carpeted stairs lead to the upper floor and three double bedrooms, two with views to the north whilst the other overlooks the front garden. Centrally located is a good sized family bathroom, fitted with a white three piece suite with shower over and contemporary wet wall panelling.

EXTERNAL

The property benefits from a front and rear garden. The area to the front is sheltered and enjoys a good degree of privacy with mixed hedging. A decked patio with a sitting area provides ideal private space with a mono-block path to the side leading to the front entrance. Situated to the rear is a large timber shed/workshop providing good storage with a paved drying area, outside light and bin storage.

SERVICES

Mains gas, electricity, water and drainage

MEASUREMENTS

LOUNGE	5.9m x 3.4m (19'3" x 11'2")
KITCHEN	3.7m x 3.2m (12'2" x 10'6")
BEDROOM ONE	4.4m x 3.8m (14'5" x 12'6")
BEDROOM TWO	3.8m x 2.7m (12'6" x 8'10")
BEDROOM THREE	3.4m x 3.0m (11'2" x 9'9")
BATHROOM	2.8m x 1.8m (9'2" x 5'11")

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Band C

VIEWING

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

MARKETING POLICY

Offers over the Home Report value of £145,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888. 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.

NOTE

The sellers are Mr & Mrs Hastings and are connected to the selling agents Hastings Legal.

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.