

LEGAL  
HASTIN & S



31 Wallaceneuk

Kelso





Impressive Detached House With Generous Living Space and Enclosed Garden in Popular Area to Edge of Kelso.

Entrance Hall, Large Lounge, Dining Room, Breakfasting Kitchen, Utility Room, Cloakroom, Study, Five Bedrooms (Master with En-Suite Shower Room) and Family Bathroom. Garage and Off Street Parking.



With an abundance of space and style, 31 Wallaceneuk sits in a well-established and beautifully maintained cul de sac positioned to the outer edge of Kelso. The area is extremely popular with families - with number 31 offering an enviable position and plot, hosting five well-appointed bedrooms and no shortage of public space. Internally the property has been finished to a high standard throughout, with the open plan feel ground floor catering both for practical needs while remaining contemporary. The garden has been cleverly landscaped to provide a lovely entertaining space, as well as lawn and planted sleepers, with an integrated garage and plenty off street parking.

### LOCATION

Kelso grows in popularity year on year, and is considered one of the leading and most sought after Border towns. Nestled at the meeting point of the Tweed and Teviot rivers, with its charming cobbled square and bustling high street, it is a most attractive and unspoiled area. The town has good educational and sporting facilities and many quality shops, making it a popular choice for those who enjoy countryside living, with no shortage of hike and bike trails, fishing, rugby and horse riding.

### ACCOMMODATION LIST

Entrance Hall, Large Lounge, Dining Room, Breakfasting Kitchen, Utility Room, Cloakroom, Study, Five Bedrooms inc Master with En-Suite Shower Room and Family Bathroom. Garage and Off Street Parking.

### FEATURES & HIGHLIGHTS

- Detached and well-appointed plot with garage, fully enclosed garden & parking
- Five double bedrooms – including luxurious Master with ensuite
- Open feel and flexible use of public rooms; excellent proportions and natural light
- Contemporary finish including high gloss kitchen with integrated design and engineered oak flooring throughout lower level

### EXTERNAL

To the front, a neat low maintenance lawned garden with mono blocked driveway to the side opening to the garage. A pathway leads to the rear garden which enjoys excellent sun throughout the day and incorporates a large paved patio and recessed barbecue area with built-in seating. A lawned area lies beyond with raised flower beds which are planted with a good range of mature shrubs and trees. A concealed pebbled drying area lies to the far end of the garden with trellising to one side and timber shed beyond.

### SERVICES

Mains water, gas, electricity and drainage. Gas central heating.

### COUNCIL TAX

Band F

### ENERGY EFFICIENCY

Rating C

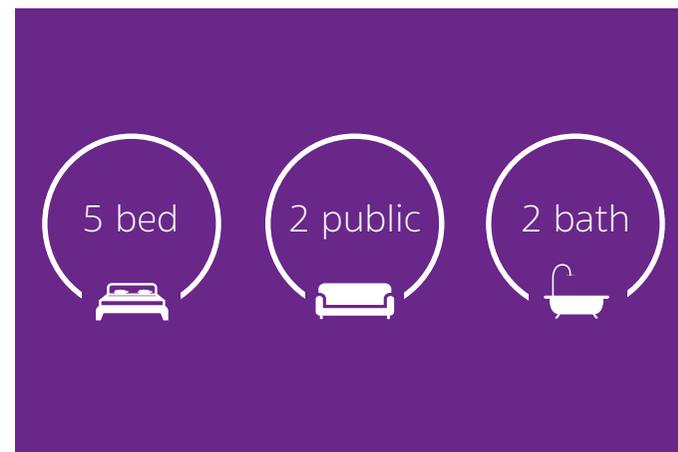
### VIEWING AND HOME REPORT

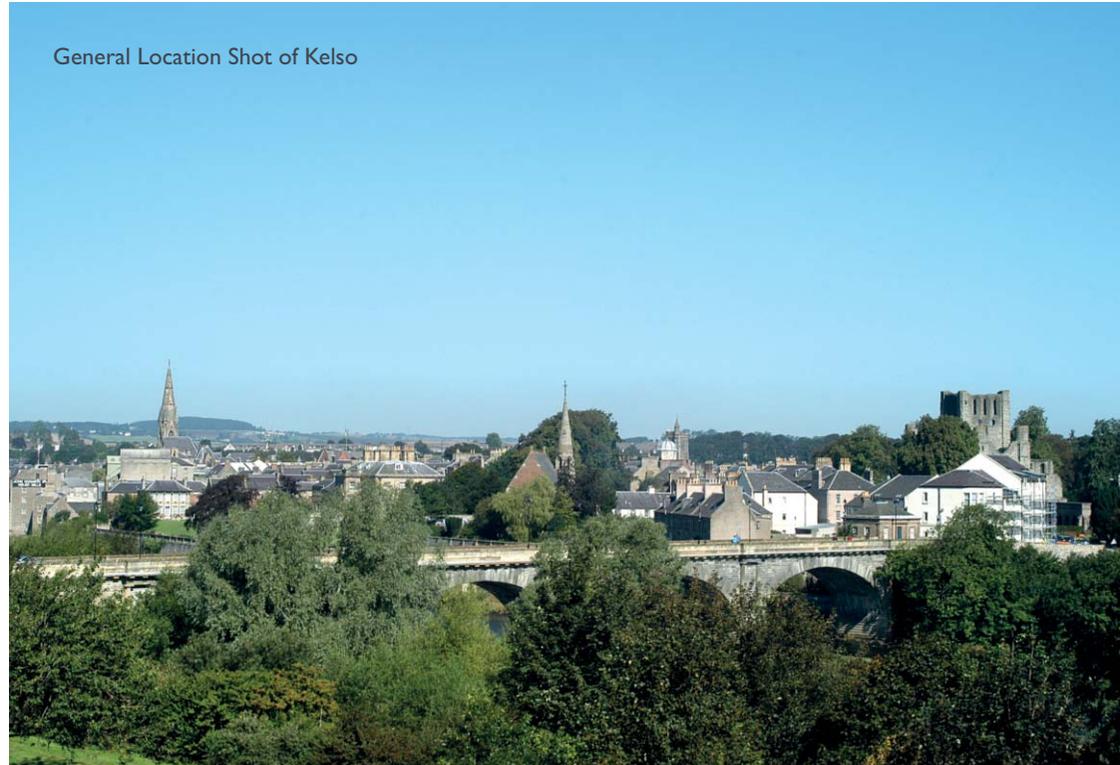
To arrange a viewing or request a copy of the Home Report contact the selling agents, Hastings Property on 01573-225999-lines open until 10pm 7 days a week.

### MARKETING POLICY

Offers 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.

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.





Property Shops 01573 225999 • Kelso • Selkirk • Duns  
Hastings Legal Services 01573 226999