



## 98 Abbotseat

Kelso, TD5 7LP



3 bed



1 public



1 bath



Three Bedroom Semi-Detached Family Home  
Situated In Popular Residential Area. Now In  
Need Of General Upgrading And Modernising  
Offering A Great Opportunity For Those  
Looking To Purchase An Affordable Family  
Home.





Positioned on a popular residential area close to a primary and secondary schools as well as range of amenities and facilities, 98 Abbotseat is an excellent starter or family home - a well proportioned property hosting comfortable living space, three bedrooms, low maintenance landscaped garden and off street parking. The property offers scope for some general cosmetic upgrading; providing an ideal opportunity for those looking to purchase an affordable family home with the opportunity to upgrade the accommodation to their own tastes.

## 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

- Located in a Well Established Residential Area
- Close to Schools and Amenities
- Three bedrooms
- Ample Built-in Storage Throughout
- Fully Enclosed Garden
- Ideal starter home with scope to upgrade

## ACCOMMODATION

Now in need of general upgrading and modernising the property offers a great opportunity for a DIY enthusiast. Overlooking the garden to the front, the lounge is a well proportioned room and features a large picture window allowing good levels of natural light and a pleasant outlook to the front. The adjoining kitchen is quietly situated to the rear. The kitchen is a good shape and is fitted with an excellent range of wall and base units with back door allowing direct access outside and with space for a small dining table and chairs. The downstairs shower room is fitted with a white three piece suite. The entrance hall is surprisingly spacious and welcoming with stairs leading up to the upper floor which boasts three spacious double bedrooms, both of which benefit from an abundance of natural light and built-in storage options, as well as space for free standing furniture.

## EXTERNAL



Designed with the ease of maintenance in mind, both the front and rear gardens are easy to look after. The rear garden has been landscaped incorporating sheltered paved patio areas as well as a central lawn with herbaceous planted borders. A paved driveway lies to the front, providing off street parking.

## SERVICES

Mains electricity, water and drainage. Gas central heating.

## COUNCIL TAX

Band B

## ENERGY EFFICIENCY

Band C

## 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](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto: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. 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.

## PRICE AND MARKETING POLICY

Offers Over £165,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 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.